

# WHISPERDALE FARM SILPHO SCARBOROUGH, YO13 0JT

**THREE BEDROOM FARMHOUSE AND TWO/THREE BEDROOM  
BARN CONVERSION IN A WONDERFUL POSITION  
ONLY EIGHT MILES FROM SCARBOROUGH**



**PRICE FOR FREEHOLD £545,000**

Situated in a secluded little valley within the North Yorks Moors National Park only eight miles north west of Scarborough this superb three bedroom, three reception farmhouse also offers a further two/three bedroom barn conversion, outbuilding and the possibility of a further three bedroom barn conversion along with extensive garden and two paddocks. Electricity is provided by a diesel generator and water is from a private spring. Between two and two and a half acres overall.

*Leave Scalby up Hay Brow to Suffield and then turn right towards Silpho and Harwood Dale. Travel 3 miles straight along to the top of Reasy Bank and turn left onto the track that runs behind the car park and then bear left by the green bin. Keep to this track ignoring any right hand turns down the hill through the trees to Whisperdale Farm at the bottom.*

**Jacksons**  
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**WHISPERDALE FARM, HACKNESS,  
SCARBOROUGH**

**UTILITY** (15'6" x 12'3") Outer front door, period bread oven, period copper, belfast sink, plumbing for washing machine and dishwasher, floor standing LPG fired Ideal Mexico 2 boiler providing hot water and central heating.

**KITCHEN** (15' x 11'9") Extensive range of limed oak fronted base and wall cupboards and drawers, work surface, inset stainless steel sink, built-in oven, gas hob with hood above, shelved larder cupboard, stained woodwork and beams, sealed unit double glazed sash window, outer door to front garden, central heating radiator.



**DINING ROOM** (14'9" x 14') Brick built chimney breast with multi fuel stove on tiled hearth, stained woodwork, beams and tongue and groove doors, spindle staircase to first floor, sealed unit double glazed sash window with window seat and shutters, central heating radiator.



**LOUNGE** (17'6" x 13') Fireplace recess with multi fuel stove on tiled hearth, stained woodwork, beams and tongue and groove doors, two wall lights, recess book case, television and satellite point, sealed unit double glazed sash window with

window seat and shutters, two central heating radiators.



**SITTING ROOM/GAMES ROOM** (14'3" x 14'6") Stained woodwork and beams, one wall light, stained spindle staircase to room above, sealed unit double glazed window, sealed unit double glazed french door to front garden, two central heating radiators.



Stairs from the dining room lead to

**FIRST FLOOR**

**LEFT HAND LANDING** Tongue and groove ceiling, skylight, recess wardrobe with tongue and groove door.

**BEDROOM 1** (13'6" x 10'9") Walk-in wardrobe with tongue and groove door, tongue and groove panelling to ceiling, over bed light, sealed unit double glazed window, central heating radiator.

**BEDROOM 2** (13'6" x 9'9") Small cast iron fireplace, tongue and groove ceiling, sealed unit double glazed sash window, central heating radiator.

**BATHROOM** Four piece suite comprising panel bath with mixer shower and rail over, wash hand basin, wc, and bidet, tiling to three walls, inset ceiling lights, sealed unit double glazed window, central heating radiator.

### RIGHT HAND LANDING

BEDROOM 3 (12' x 12') Deep wardrobe with stained tongue and groove doors, deep airing cupboard housing polystyrene jacketed hot water tank, tongue and groove ceiling, sealed unit double glazed sash window, central heating radiator.

Stairs from sitting room lead to

ROOM (14'6" x 14' including stairs with shaped ceiling) Exposed beams, stained woodwork, over bed light, sealed unit double glazed sash window.

### OUTSIDE

The property backs onto the gravelled courtyard.

To the front an extensive garden is mainly lawned with various flower beds, shrubs and bushes, gravelled path and sitting area.

### THE BARN



ENTRANCE HALL Half glazed front door, beamed ceiling, spindle staircase to first floor, central heating radiator.

LOUNGE (16' into recess x 13') Wooden fireplace with LPG fired stove style fire on tiled hearth, beamed ceiling, television point, dado rail, under stairs cupboard, sealed unit double glazed french door to front garden, two central heating radiators.



DINING KITCHEN (13' x 12') Extensive range of hand made pine fronted base and wall cupboards and drawers, work surface, belfast sink, built-in oven, gas hob with hood above, built-in dishwasher, beamed ceiling, windows to two sides, central heating radiator.



STORE (12' x 9'6") Belfast sink, floor standing LPG Ideal Mexico 2 boiler providing hot water, built-in shelving and shelved cupboard.

UTILITY (12'6" x 12'3") Built-in shelving, plumbing for washing machine, outer door to courtyard.

Stairs from hall to

LANDING Exposed beam, airing cupboard housing polystyrene jacketed hot water tank, skylight, access to roof space.

BEDROOM 1 (14'9" x 9'9" with shaped ceiling) Exposed beams, stained woodwork, stripped door, Velux skylight with blind, access to roof space, central heating radiator.

BEDROOM 2 (14' x 11') Television point, exposed beams, stained woodwork, Velux skylight with blind, access to roof space, central heating radiator.

BATHROOM White suite comprising panel bath with telephone style shower attachment and rail over, wash hand basin and wc, tiled around suite, stained woodwork, exposed beam, Velux skylight, central heating radiator.

Off the lounge

PROPOSED SITTING ROOM (22' max x 14'3") Inglenook fireplace with log burning stove also providing central heating, corner staircase with door to stone steps and front garden

PROPOSED MASTER BEDROOM AND EN-SUITE (21' max x 14'6")

**OUTSIDE**

Lawned front garden with various shrubs and bushes, flagged area, low wall to front.

**OUTBUILDINGS**

**GARDEN STORE** (12' x 10') Stable door.

**STABLE** (12' x 12') Stable door.

**OFFICE** (12' x 12') Half glazed outer door, built-in shelving.



**RANGE OF OUTBUILDINGS** (86' x 20' overall externally) Comprising part converted cottage providing lounge, kitchen and bathroom to ground floor with three bedrooms above.



Generator store and further work shop/stable.  
Two small paddocks.



Telephone currently only available via mobile network (current owners use Vodaphone).  
Spring water supply. Drainage to septic tank.  
Electricity from diesel powered generator.

**NOTE:** Covenant restricts the property to residential use only.

**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**

Conditions of receiving Jacksons Property Service particulars.  
We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.

Front garden to Whisperdale Farm.

