



Ewe Cote Hall, Ewe Cote, Whitby

For the finer things in property.



BNP PARIBAS GROUP 

Ewe Cote Hall, Ewe Cote Whitby YO21 3QW

A Grade II* listed country house and annexe, farmhouse, coach house and a range of farm buildings with land, close to Whitby.

Whitby and station 1.6 miles (Middlesbrough 1 hour 31 minutes, London Kings Cross 4 hours 49 minutes), Scarborough 19.8 miles, Middlesbrough 29.7 miles, A171 0.6 mile, Teesside International Airport 39.9 miles

Ewe Cote Hall: Reception hall | Reception room
Dining room | Kitchen | Utility room | W.C.
3 Bedrooms, inc. principal with dressing room
& en suite bathroom | Attic rooms | Gardens
Coach House and range of former agricultural
outbuildings | Garage | EPC rating G

Annexe: Kitchen | Utility | Reception room
4 Bedrooms | Family bathroom | Garden
Outbuildings | EPC Rating F

Farmhouse: Lounge | Dining room | Kitchen
Utility room | WC | 4 Bedrooms | Bathroom
EPC Rating F

Red area on the plan - approx. 11.71 acres of
grassland

Blue area on the plan - approx. 6.69 acres of
grassland

The property

Dating from 1697, and being in the owners' tenure since 1966, Ewe Cote Hall is a handsome country house providing almost 3,100 sq. ft. of accommodation arranged over three floors, now in need of extensive refurbishment. The property also benefits from an attached three-storey annexe offering more than 1,500 sq. ft. of additional accommodation, currently rented on an AST. Retained features include mullioned windows, high ceilings and some wall panelling, exposed beams and original fireplaces. The accommodation flows from a welcoming reception hall and comprises reception and dining rooms, both with feature open fireplaces, and a kitchen/breakfast room with a range of wall and base units, four-oven range, integrated

appliances, space for a sizeable table and a neighbouring utility room and pantries. On the first floor the property offers three bedrooms; the principal with dressing room and en suite bathroom. The property's two remaining bedrooms can be found on the second floor. The attic bedrooms offer the potential to create en suite facilities, subject to planning.

A separate gable end entrance hall to the annexe opens to a reception room, fitted kitchen and utility room, with four bedrooms and a family bathroom arranged over the upper two floors. The property offers great flexibility, as a single dwelling or main house with an annexe. A separate farmhouse, which has been recently re-roofed and is currently let on an AST, consists of two reception rooms, one with a cast iron range and both with feature fireplaces, kitchen, WC and utility room, four bedrooms and a modern bathroom.

Outside

Ewe Cote Hall is approached through a stone arch over a driveway giving access to a courtyard with a range of listed outbuildings and a coach house. A lower yard gives access to listed former agricultural buildings, which have the potential for conversion to residential use, subject to planning. The south facing walled garden is laid mainly to lawn bordered by mature planting and topiary and features a paved terrace. Far-reaching views over open countryside towards the coast are enjoyed by the upper floors. The original kitchen garden for Bothams Bakery from Whitby, was once situated at the Hall.

Location

Surrounded by heritage coastline and the North York Moors National Park, historic Whitby offers supermarkets, hotels, public houses, GP and dentist surgeries, a hospital and primary and secondary schooling. Scarborough and Middlesbrough also offer extensive shopping, recreational and leisure facilities. The nearby A171 links to major regional centres, the A1(M), A19 and motorway network beyond. Whitby station offers local services and links to London and Teesside International Airport.



Ewe Cote Hall



Farmhouse

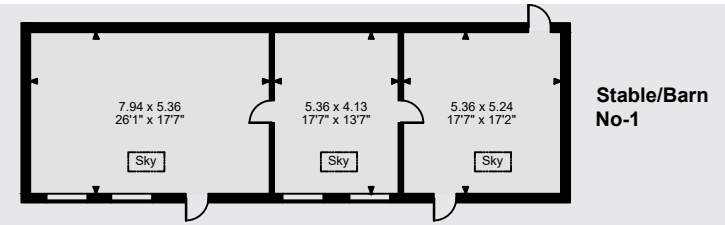
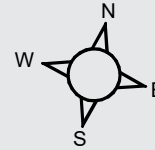


Annexe

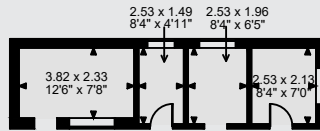




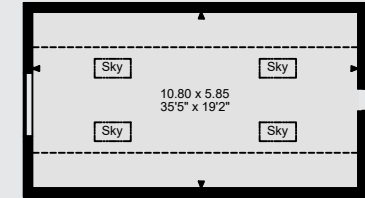
Main House internal area 3,059 sq ft (284 sq m)
 Garage internal area 249 sq ft (23 sq m)
 Outbuildings internal area 3,887 sq ft (361 sq m)
 Coach House internal area 1,195 sq ft (111 sq m)
 Annexe internal area 1,539 sq ft (143 sq m)
 Farm House internal area 1,431 sq ft (133 sq m)



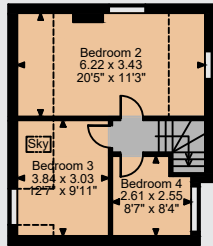
Stable/Barn No-1



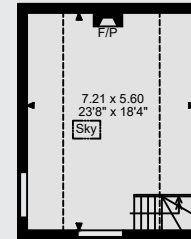
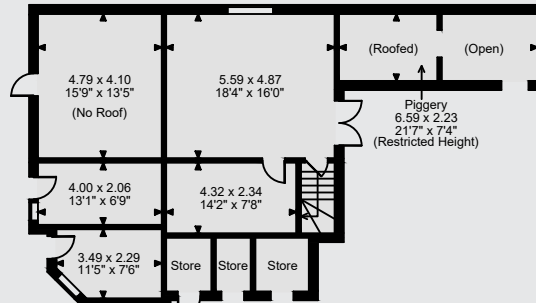
Outbuilding Adjacent to Annexe



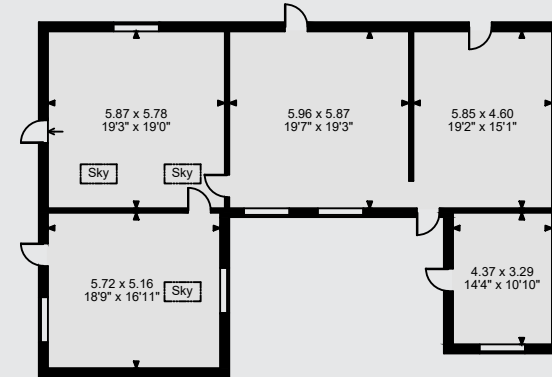
First Floor Stable/Barn No-2



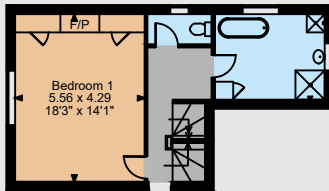
Annexe Second Floor



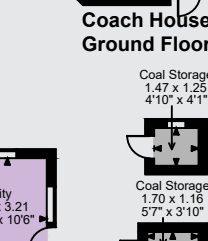
Coach House First Floor



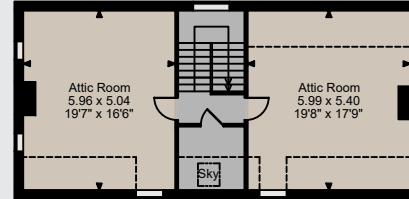
Stable/Barn No-2



Annexe First Floor

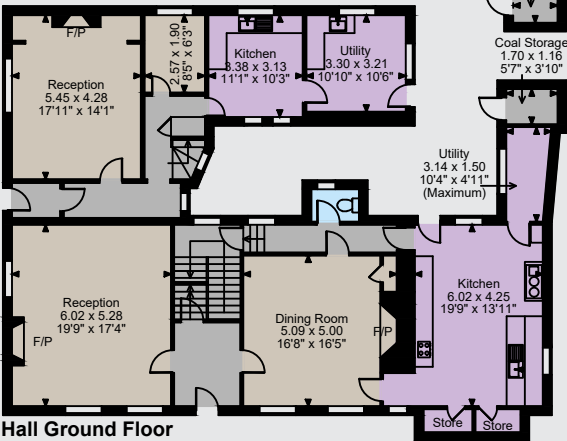


Coach House Ground Floor

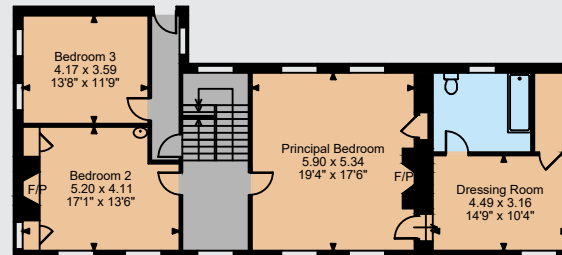


Hall Second Floor

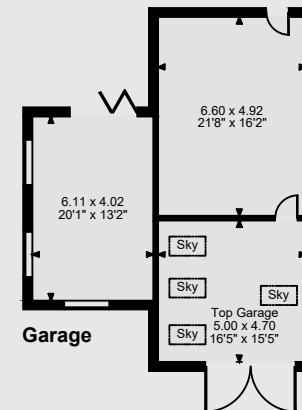
Annexe Ground Floor



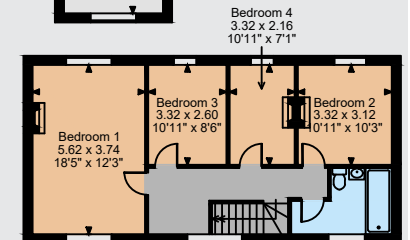
Hall Ground Floor



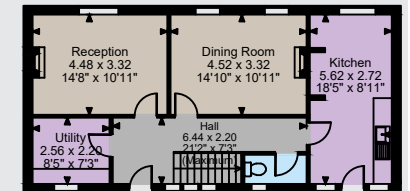
Hall First Floor



Garage



Farm House First Floor

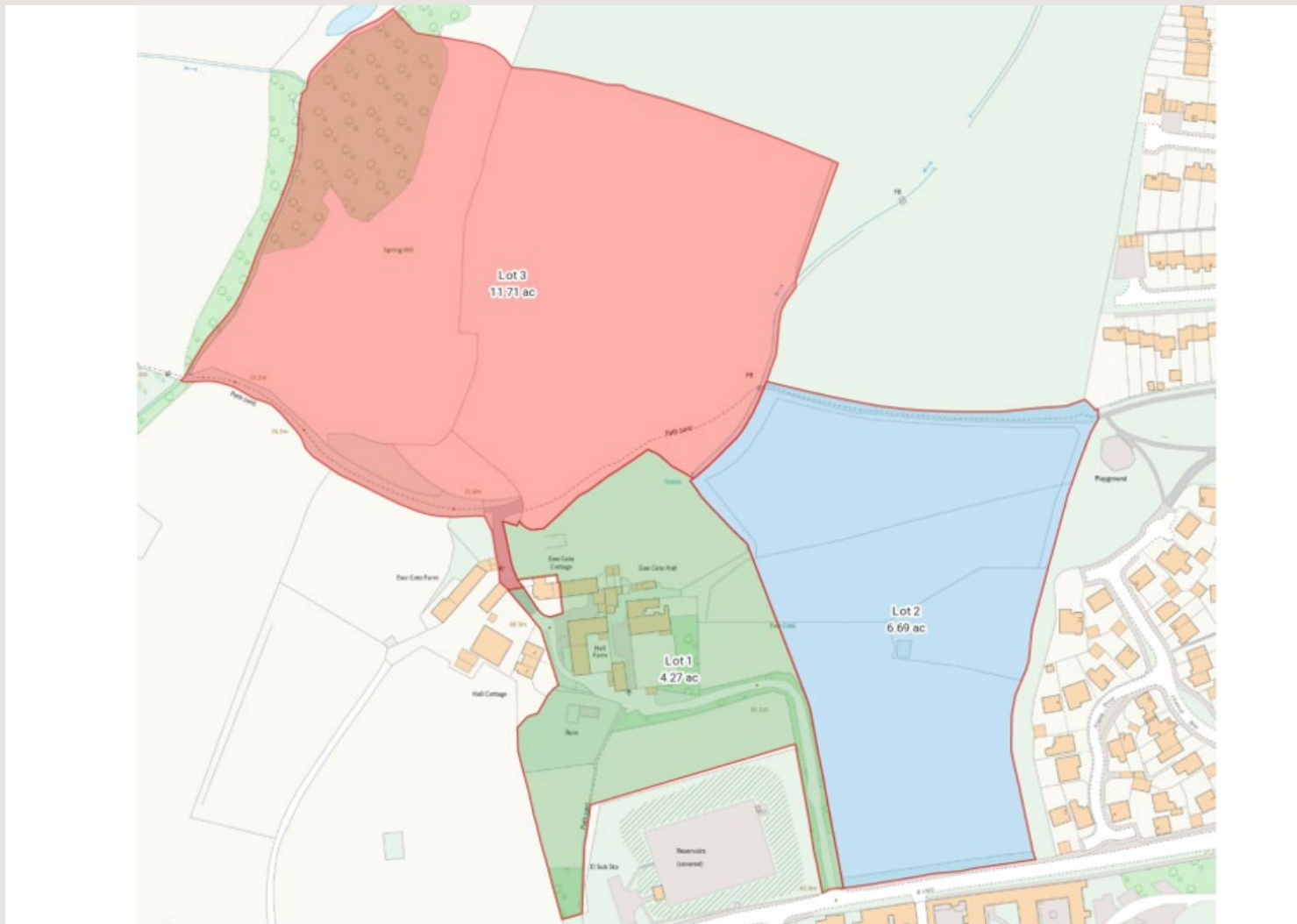


Farm House Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8617443/AMA



Directions

What3words: Speedily.Slope.Sizzled

General

Local Authority: North Yorkshire County Council

Services: Oil central heating, Mains electricity and water. Private drainage, which is not compliant with current regulations. Yorkshire Water are committed to connect the properties to the mains sewer by March 2030.

Council Tax: Hall and Farmhouse - Band F
Annexe - Band A

Tenure: Freehold

Asking price: £1,350,000

Agents Notes: The land marked in blue is subject to an overage. Please speak to the agent for further details.

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

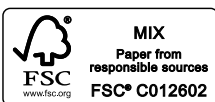
01423 561274

harrogate@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2024. Particulars prepared October 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

