



01947 601301



NEWHOLM GREEN
FARM, NEWHOLM
6 BED DETACHED HOUSE



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PROPERTY FEATURES

- Stone Farmhouse with Victorian Annexe
- Beautifully Presented Interiors with Period Features
- 2 Reception Rooms & Breakfast Kitchen
- 3 Double Bedrooms & 2 Bathrooms
- 3 Bed Annexe with Separate Lounge & Kitchen/Diner
- Modern Air-Source Heating & Double-Glazing
- Double-Garage & Driveway with Parking for 2 Vehicles
- Lawned Garden with Sun Terrace & Summerhouse

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **6**

Bathrooms: **3**

Reception Rooms: **3**

Parking: **DOUBLE GARAGE,
DRIVEWAY**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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NEWHOLM GREEN FARM, NEWHOLM - 6 bed Detached House - £625,000



Hope & Braim are delighted to present Newholm Green Farm in Newholm to the market. This stone farmhouse is a charming period home with the benefit of having a Victorian annex attached that has been a holiday let and could be used for multi-generational living in a quiet village setting. The farmhouse has recently been upgraded with air-source central heating and benefits from having triple-glazing to the south-façade and double-glazing throughout. There are well-proportioned rooms downstairs including a cosy farmhouse style kitchen, a separate dining room with double doors leading through to the lounge that both have beamed ceilings and fireplaces. Upstairs there are three double bedrooms and a family bathroom. The adjoining annexe is connected both on the ground floor and the first floor so does work as a complete property or as a separate property with its own entrance. The annexe dates from the late 1800s and has period features including high ceilings with a light filled lounge and kitchen/diner downstairs and three double bedrooms and a bathroom upstairs. Outside there are well maintained gardens with a sheltered terrace and pagoda to the rear and a double garage with driveway to the front. Newholm is a small rural village that is close to Whitby and Sandsend so you get the best of both the coast and country.

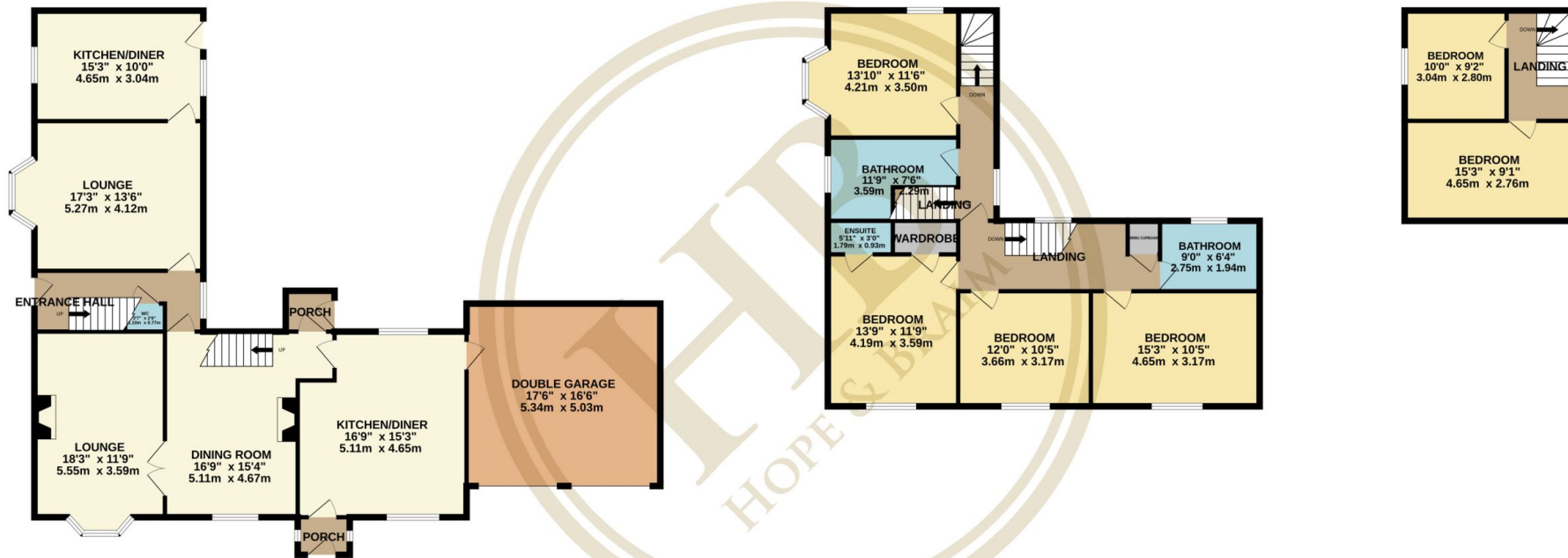


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GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.

1ST FLOOR
956 sq.ft. (88.8 sq.m.) approx.

2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 2668 sq.ft. (247.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

