



01947 601301



HOLM GARTH,
RICHARDSONS ROW,
NEWHOLM

5 BED END OF TERRACE HOUSE



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PROPERTY FEATURES

- Period House with Stone Byre & Gardens
- 2 Reception Room with Fireplaces & Bay Windows
- Farmhouse Kitchen with Log Burner & Quarry Tiled Floor
- 5 Double Bedrooms & 2 Bathrooms
- Potential to be Improved by a Refurbishment
- Attached Stone Byre with Planning Consent to Convert
- Lawned Garden with Stone Terrace & Parking
- Quiet Village Location close to the Coast

Type: **END OF TERRACE HOUSE**
Availability: **FOR SALE**
Bedrooms: **5**
Bathrooms: **2**
Reception Rooms: **2**
Parking: **OFF ROAD PARKING**
Outside Space: **GARDEN**
Tenure: **FREEHOLD**

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HOLM GARTH, RICHARDSONS ROW, NEWHOLM - 5 bed End of Terrace House - £400,000



Hope & Braim are delighted to present Holm Garth in Newholm to the market. A period house with an attractive stone façade and an attached former byre that has great potential plus lawned gardens and an enclosed yard. The property has a traditional layout with two well-proportioned reception rooms at the front of the house with large bay windows that flood the house with natural light, and both have open fires to keep it cosy during the cooler months. At the back of the ground floor there is a farmhouse kitchen with a quarry tiled floor, fitted cabinets with Oak worktops and a wood burning stove set within an inglenook fireplace. There is also a downstairs shower room that doubles as a utility room. Upstairs there are three double bedrooms and the family bathroom on the first floor, whilst on the top floor within the roof space there is a fourth bedroom and a study, with scope to add another bathroom. Adjoining the house is a large stone byre that has two floors that could be used as either a workshop or converted into a holiday cottage, for which the owners have planning permission granted. Outside there is gated access to the side of the garden that offers off-street parking directly in front of the byre. The garden has a sun terrace and a lawn at the front of the house, whilst at the rear is an enclosed yard with a coal house and access to the byre. Located at the heart of this small rural village that is handily positioned for access to the coastal town of Whitby.



HOLM GARTH, RICHARDSONS ROW, NEWHOLM - 5 bed End of Terrace House - £400,000



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 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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