



01947 601301



OLD BLACKSMITH'S ARMS, HIGH HAWSKER

8 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Period Home with 2 Holiday Cottages
- Generous Half-an-Acre Plot with Outbuildings
- 6 Bed Main House & Two 1-Bed Cottages
- 2 Reception Rooms with Fireplaces & Beamed Ceilings
- Gas Central Heating & Double-Glazing Throughout
- Large Garden with Wildlife Pond & Mature Trees
- Ideal Lifestyle Property with Established Income
- Great Potential to Improve with Scope to Build

Type: **CHARACTER PROPERTY**
Availability: **FOR SALE**
Bedrooms: **8**
Bathrooms: **4**
Reception Rooms: **4**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **SOUTH FACING GARDEN**
Tenure: **FREEHOLD**

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OLD BLACKSMITH'S ARMS, HIGH HAWSKER- 8 bed Character Property -£550,000



A charming period residence accompanied by two established holiday cottages, offering a rare combination of comfortable family living and proven income generation within the North York Moors National Park. This versatile property occupies a generous half-acre plot in the sought-after village of High Hawsker, providing an exceptional opportunity for those seeking both a characterful home and a thriving holiday let business. The main house comprises six well-proportioned bedrooms, two bathrooms, two reception rooms featuring original fireplaces and exposed ceiling beams that speak to the building's period heritage, whilst modern conveniences including gas central heating and double-glazing ensure year-round comfort. The two self-contained one-bedroom cottages, Anvil Cottage and Blacksmith Cottage have established themselves within the local holiday market, offering new owners the option to continue the successful letting operation. Each cottage benefits from having open living with kitchens and shower rooms downstairs whilst upstairs there are bedrooms and an additional WC. Outside, the substantial grounds present a delightful blend of mature landscaping and natural features, including a wildlife pond that attracts diverse fauna throughout the seasons. Mature trees provide both privacy and character, whilst various outbuildings offer excellent storage or potential workshop space. The property has the benefit of an approved planning permission (ref: NYM/2023/0129) for the construction of two new semi-detached dwellings on the allotment garden. The location combines peaceful National Park surroundings with excellent accessibility to both Whitby's amenities and the dramatic coastline beyond. The property would suit buyers seeking a lifestyle change, those looking to establish or expand a holiday let portfolio.



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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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