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Estate Agents



25 Ryeland Lane

Ellerby, TS13 5LP

Offers Around £599,950

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Occupying an impressive plot of approximately one third of an acre in the peaceful rural village of Ellerby, this substantial three-bedroom detached home offers an increasingly rare combination of generous living accommodation, extensive gardens, ample parking and far-reaching countryside views towards the coast.







Set along Ryedale Lane in the quiet North Yorkshire village of Ellerby, this individually appealing detached residence is the sort of property that rarely becomes available in such a sought-after rural setting. Standing within a plot extending to approximately one third of an acre, the house enjoys an exceptional amount of outside space together with a detached garage and extensive off-road parking for multiple vehicles.

The accommodation is particularly versatile and provides considerably more space than the three-bedroom layout might initially suggest. The ground floor is arranged around a collection of well-proportioned reception and practical rooms, making the property equally suited to family life, home working or those looking for accommodation that can adapt over time. The principal living room provides a comfortable main reception space, complemented by a separate dining room for more formal dining and entertaining. A dedicated office offers an excellent work-from-home environment without sacrificing one of the bedrooms, while the kitchen is supported by a useful separate utility room. A particularly valuable feature is the ground-floor bedroom, positioned conveniently close to a ground-floor bathroom. This creates genuine flexibility for anyone requiring predominantly single-level accommodation, visiting family members or simply a second reception room should three permanent bedrooms not be required.

Stairs rise to the first floor where two further bedrooms can be found. One benefits from its own dressing room, providing excellent additional storage and creating the feel of a substantial principal bedroom suite. A further bathroom serves the first floor. Perhaps one of the home's most memorable features becomes apparent upstairs, where the elevated position opens up wonderful views across the surrounding countryside. The outlook stretches across open fields towards the coast, with the sea visible in the distance, a particularly fitting backdrop for such a peaceful rural home.

Outside, the scale of the plot is a major part of the property's appeal. Extending to approximately one third of an acre, the extensive garden provides a tremendous amount of usable outdoor space. Whether retained as a large traditional garden or developed into distinct areas for entertaining, growing produce, children's play or simply enjoying the surroundings, there is space here that is increasingly difficult to find.

A detached garage provides further parking, storage or workshop potential, while the generous driveway allows for multiple vehicles, particularly useful for families, visitors or anyone requiring additional space for a motorhome, trailer or leisure vehicles, subject of course to individual requirements.

Ellerby itself is a small and distinctly rural North Yorkshire village surrounded by rolling farmland and open countryside. Its relatively modest size is precisely what gives the village much of its appeal; it offers a genuine sense of escaping the busier coastal towns without leaving their amenities and attractions too far away. Traditional field boundaries, farmland and the wider coastal hinterland give this part of North Yorkshire its characteristic pastoral landscape.

Despite the peaceful setting, Ellerby is particularly well positioned for exploring the North Yorkshire coast and the North York Moors. The picturesque fishing village of Staithes is nearby, renowned for its tightly packed cottages, narrow streets and historic harbour. In the opposite direction, Runswick Bay offers one of the area's most attractive beaches and provides opportunities for walking, fossil hunting and days beside the sea. Whitby is also within comfortable travelling distance for a broader range of shops, restaurants and attractions, while the surrounding North York Moors provide miles of walking routes, dramatic scenery and picturesque villages to explore.

The location therefore strikes an unusual balance: genuinely peaceful countryside surroundings, a substantial private plot and open views, while still placing some of the Yorkshire coast's best-known villages, beaches and landscapes within easy reach.

With houses of this nature rarely offered for sale in Ellerby, particularly detached homes occupying such a generous plot, this represents an excellent opportunity for anyone searching for a sizeable permanent residence in a quiet countryside setting close to the coast.

Tenure: Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: E - Rating

Entrance Vestibule 6'4" x 5'4" (1.94m x 1.64m)
UPVC double glazed windows to both side aspects. UPVC door to the front elevation. Tiled floor.

Hall 15'7" x 6'4" (4.77m x 1.94m)
Tiled floor with under-floor heating. Stairs lead to the first floor. Under-stairs storage cupboard housing under-floor heating controls.

Living Room 18'10" x 12'9" (max) (5.76m x 3.90m (max))
Under-floor heating. UPVC double glazed window to the front aspect. Access to the Kitchen & Office.

Office 8'3" x 7'11" (2.54m x 2.42m)
UPVC double glazed window to the front aspect. Radiator. Carpeted.

Kitchen 18'10" x 10'1" (max) (5.76m x 3.08m (max))
A range of wall, base & drawer units. Granite worktops with breakfast bar, incorporating stainless steel sink with single drainer & mixer tap. Ceramic hob with extractor hood. Integrated eye-level double oven. Tiled splash-backs. Tiled floor with under-floor heating. Under-counter lighting. LED downlighting. 2x UPVC double glazed windows to the rear aspect. Access to the Utility.

Utility 14'11" x 8'2" (4.56m x 2.49m)
UPVC double glazed door & window to the rear aspect.

Dining Room 10'11" x 10'10" (3.33m x 3.32m)
UPVC double glazed window to the rear aspect. Carpeted.

Ground-Floor Bedroom 11'11" x 10'10" (3.64m x 3.32m)
UPVC double glazed window to the front aspect.

Ground-Floor Bathroom 7'5" x 6'4" (2.28m x 1.94m)
Panel P-Shaped bath. Low-level W/C. Pedestal hand basin. Tiled walls & floor. Under-floor heating. Extractor fan. UPVC double glazed window to the rear aspect. LED downlighting.

First Floor

Landing
Storage cupboard. Carpeted. Velux window to the front aspect.

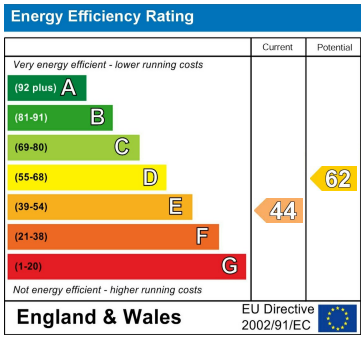
Area Map



Floor Plans



Energy Efficiency Graph



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