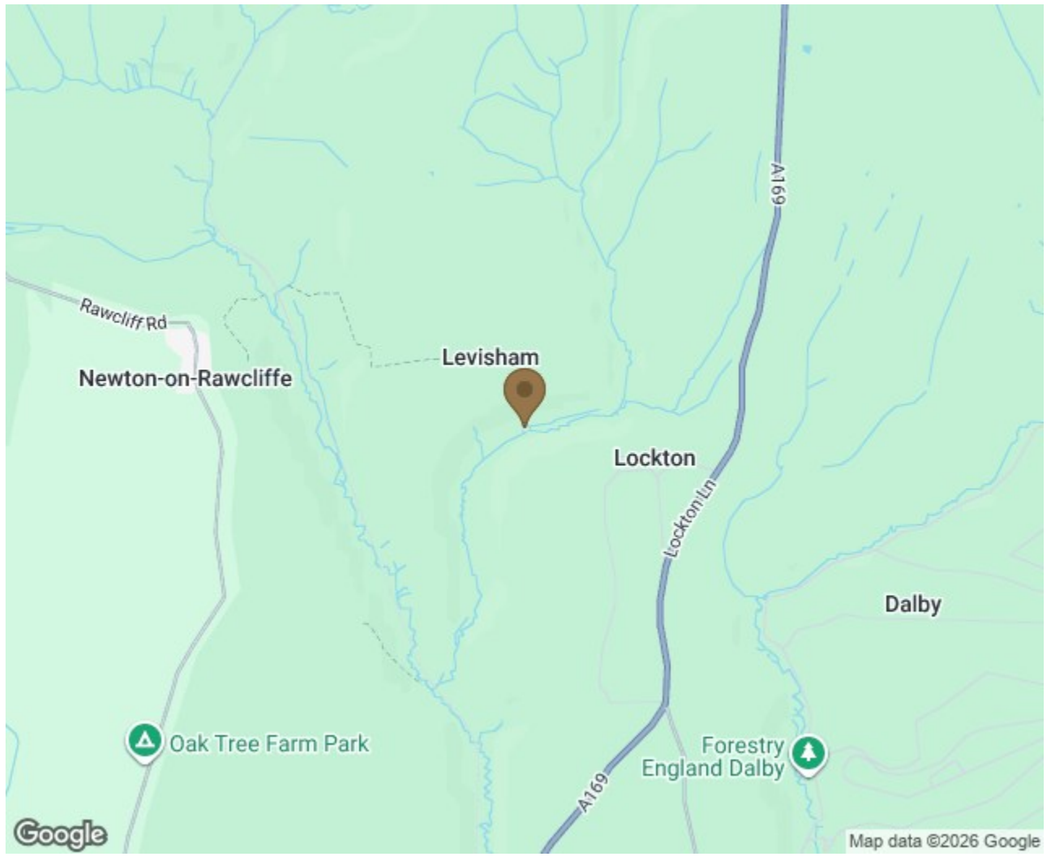

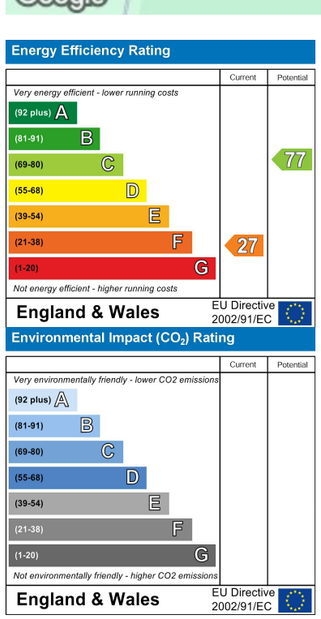

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
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WILLOWGREEN
ESTATE AGENTS

Levisham Mill, Levisham Mill, Levisham, YO18 7NJ
Guide price £1,100,000

Levisham Mill – A Unique Five-Bedroom Country Home in the North York Moors

Set in approx. 18 acres in a secluded valley near the coast, Levisham Mill is a rare former water mill combining historic charm with modern comfort. The land includes woodland, a 4-acre paddock, formal gardens, a mature conifer plantation, and two trout-filled streams feeding a 12-foot waterfall, ponds, and a small lake. The property enjoys full fishing rights and is a haven for nature lovers.

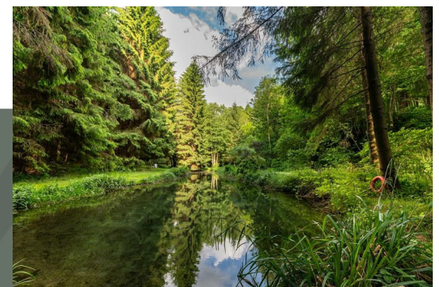
The mill is integrated into the main house, which spans three floors and includes five bedrooms and three well-appointed bath/shower rooms. Period features such as exposed beams, thick stone walls, and the original water wheel and internal mill workings are retained throughout, giving the home a rich sense of heritage and character.

The ground floor includes a bespoke handmade kitchen with granite worktops, Belfast sink, gas and electric Agas, a formal dining room, two sitting rooms (one with a multi-fuel stove), a utility/pantry, and a striking stone-floored reception room, ideal as a second lounge or creative studio. A large wooden conservatory with underfloor heating offers panoramic views down the valley and brings the outside in.

The upper floors, accessed via two staircases, offer five generous bedrooms and three bathrooms, including a top-floor room currently used as an artist's studio.

Outbuildings include a garage/workshop, the original dairy, and a stone stable across the stream with potential for conversion (STPP). The house is double glazed, has gas central heating, and was recently re-roofed. A truly exceptional rural home with space, privacy, charm, and lifestyle appeal. Levisham Mill is ideal for buyers seeking tranquillity, character, and a deep connection to the landscape. Whether as a family home, creative retreat, or lifestyle change, it offers scope for equestrian use, hobby farming, or holiday accommodation (STPP).

Viewing highly recommended.



A BRIEF HISTORY OF LEVISHAM MILL
Tucked away in the wooded valley of Levisham Beck within the North York Moors National Park, Levisham Mill holds a rich and fascinating history that echoes the area's rural heritage. The mill dates back to the 18th century, when it served as a working corn mill, harnessing the natural power of the beck to grind grain for the surrounding farms and local community.

Once part of the Duchy of Lancaster estate, Levisham Mill played a vital role in village life, with generations of millers living and working on site. The mill continued to operate well into the 19th century, before eventually ceasing production as modern milling techniques and transportation changed rural industry.

In the decades that followed, the mill buildings were sensitively converted, blending original features such as stone walls, exposed beams, and the old mill race with the comforts of contemporary living. Today, Levisham Mill stands not only as a beautiful home, but also as a reminder of the area's agricultural past, a place where history and nature exist in perfect harmony.

LOCATION
Levisham – A Charming North York Moors Village Surrounded by Natural Beauty and Tourist Hotspots

Set amidst the breathtaking scenery of the North York Moors National Park, Levisham is a peaceful and picturesque village, ideal for those seeking a tranquil rural lifestyle with superb access to local attractions and amenities.

Perfectly located just a short drive from the thriving market towns of Pickering and Malton, Levisham offers a peaceful escape while remaining well connected. Pickering, just six miles away, is home to the famous North Yorkshire Moors Railway, a host of independent shops, eateries, and regular markets. Malton – Yorkshire's celebrated food capital – is under 12 miles away, offering a fantastic selection of artisan food producers, monthly food markets, and excellent rail links to York and beyond.

Levisham is a gateway to some of the region's most beloved destinations. Nearby attractions include Dalby Forest with its walking trails and bike routes, Goathland (made famous by Heartbeat and Harry Potter), and the stunning heritage coastline at Whitby and Robin Hood's Bay, all within easy reach.

Whether you're looking for a full-time residence or a peaceful countryside retreat, Levisham provides an exceptional lifestyle in one of North Yorkshire's most beautiful and unspoilt settings.

HALLWAY

CONSERVATORY
12'5" x 19'0" (3.81 x 5.8)

KITCHEN
15'0" x 11'11" (4.59 x 3.64)

UTILITY
7'2" x 8'6" (2.2 x 2.6)

DINING ROOM
14'3" x 9'1" (4.35 x 2.77)

SITTING ROOM
15'4" x 14'9" (4.69 x 4.51)

THE STONE ROOM
16'3" x 24'6" (4.96 x 7.47)

BEDROOM ONE
13'10" x 15'5" (4.22 x 4.71)

BATHROOM

BEDROOM TWO
15'10" x 8'3" (4.85 x 2.54)

BEDROOM THREE
1558'4" x 9'1" (475 x 2.79)

SHOWER ROOM

BEDROOM FOUR
17'8" x 10'4" (5.4 x 3.15)

BEDROOM FIVE
10'6" x 14'11" (3.21 x 4.57)

SHOWER ROOM

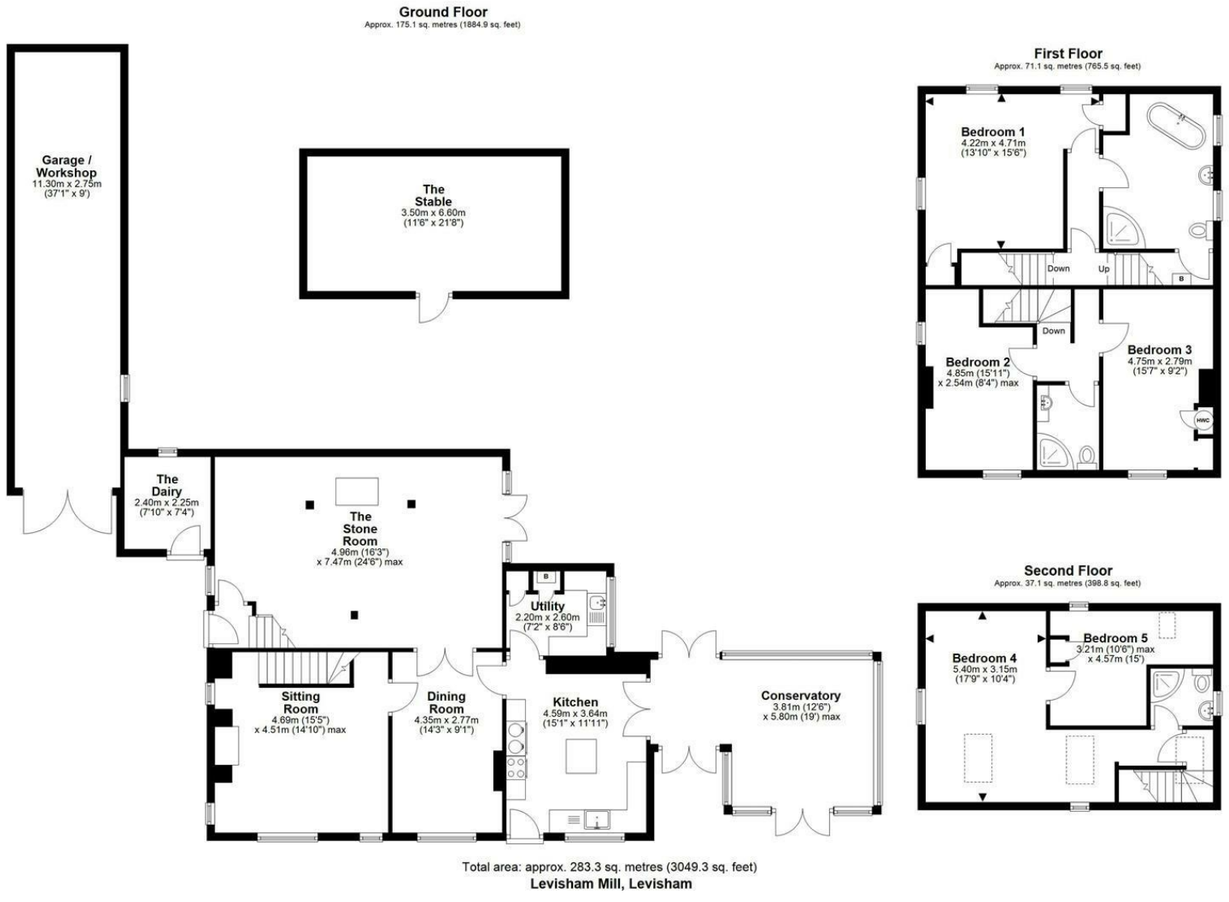
THE DAIRY
7'10" x 7'4" (2.4 x 2.25)

GARAGE/WORKSHOP
37'0" x 9'0" (11.3 x 2.75)

THE STABLE
11'5" x 21'7" (3.5 x 6.6)

EPC RATING F

COUNCIL TAX BAND F



Total area: approx. 283.3 sq. metres (3049.3 sq. feet)
Levisham Mill, Levisham