

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://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 Wesleyan Chapel, Danby Head, Whitby, North Yorkshire, YO21 2NN Offers in excess of £199,950

The Wesleyan Chapel is an enchanting cottage tucked away in a beautiful part of the Yorkshire countryside. Stylishly converted to a high standard, maintaining its character and period features throughout. The Wesleyan Chapel has been successfully providing accommodation for travellers for many years and will appeal to those looking to either add to their portfolio or would like to take this wonderful opportunity to invest in an established business. Enjoy an income from the moment you receive the keys with forward bookings in place.

This exquisite property was built in 1855 and converted by the previous owners. It is situated between Bottom Village and Danby Village, surrounded by the North York Moors countryside. Danby lies in the Esk Valley, below the warm, south-facing slopes of Danby Low Moor.

This is wonderful country-style guest accommodation, with an elegant open-plan living space, home to sitting room, kitchen, dining area and mezzanine. With traditional Yorkshire flagstone floors and immaculately furnished, the sitting room has a wood burning stove and neat electric radiators throughout. A cosy bedroom with original beams and antique furniture. The property boundary is only the ground in which the property sits and there is an opportunity to agree with Bottom Village to have parking for one vehicle just a short walk away.

Please Note: Current planning permission is for guest accommodation only not for residential use.



## ENTRANCE HALLWAY

Door to front aspect, flag stone flooring, beam, wall panelling.

## LIVING AREA

15'11" x 21'10" (4.86m x 6.68m)

Window to rear aspect, flag stone flooring, high skirting, log burning stove, stairs to Mezzanine and first floor landing (under stairs storage beneath both,), a range of wall and base units with roll top work surfaces, Belfast sink, tiled splashback, space for under counter fridge, integrated electric oven and hob, wall hung shelving, radiator, power points.



## MEZZANINE

Window to front aspect, wooden style flooring, wall lights, power point.

## SHOWER ROOM

Opaque window to front aspect, flag stone flooring, combination unit with low flush WC, wash hand basin with vanity unit, fully tiled shower, heated towel rail, extractor fan.

## STAIRS TO BEDROOM

Window to front aspect.

## BEDROOM

15'11" x 8'8" (4.86m x 2.65m)

Window to rear aspect, beams, built in storage, wall lights, radiator, power points.

## TENURE

Freehold.

## SERVICES

Mains dual fuel and electric storage heating, mains water, mains drainage.

## ADDITIONAL INFORMATION

The current owners have ran the holiday let for 10 months but have owned for approx. 3 years. All furniture is included. The accommodation hereby permitted shall only be used for holiday cottage to the same person/groups of persons or families for a period(s) not exceeding a total of 7 days in any one calendar year. The accommodation shall not be used as the main residence of any occupant.



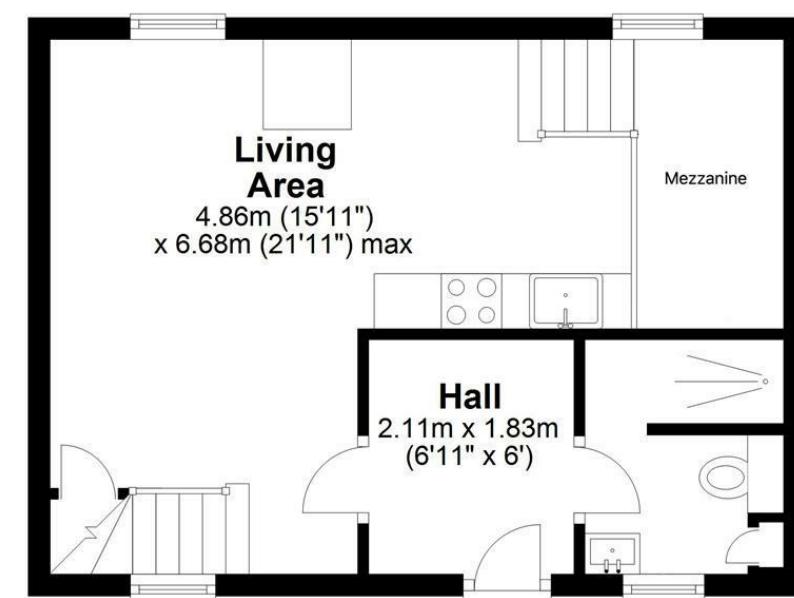
## DIRECTIONS

Directions:- Head to Hutton-Le-Hole, get to Castleton, pass The Lion Inn pub at Blakey Ridge, pass the turning to Rosedale, then continue until you see a small right hand turning which IS NOT sign posted, this will take you to Bottom Village, go down the hill over the cattle grid and then The Wesleyan Chapel is on the left hand side.



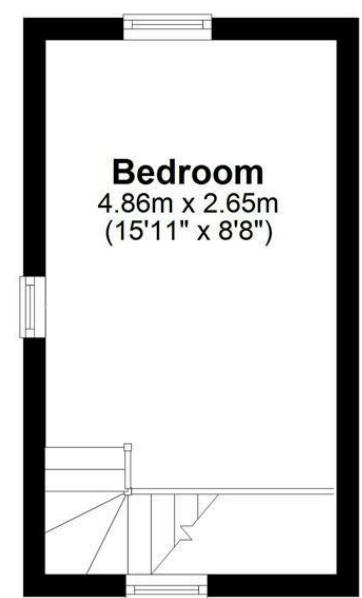
## Ground Floor

Approx. 13.6 sq. metres (146.5 sq. feet)



## First Floor

Approx. 12.9 sq. metres (138.8 sq. feet)



Total area: approx. 26.5 sq. metres (285.3 sq. feet)

**The Wesleyan Chapel, Danby Head**