



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


WILLOWGREEN
ESTATE AGENTS

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



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 15'8'4" x 9'1" (4.75 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)

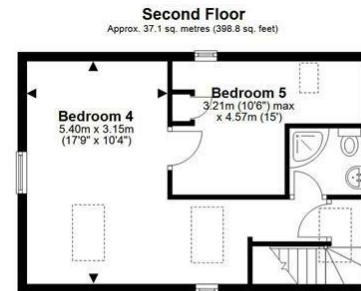
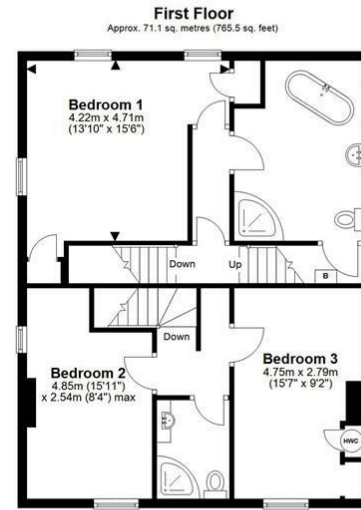
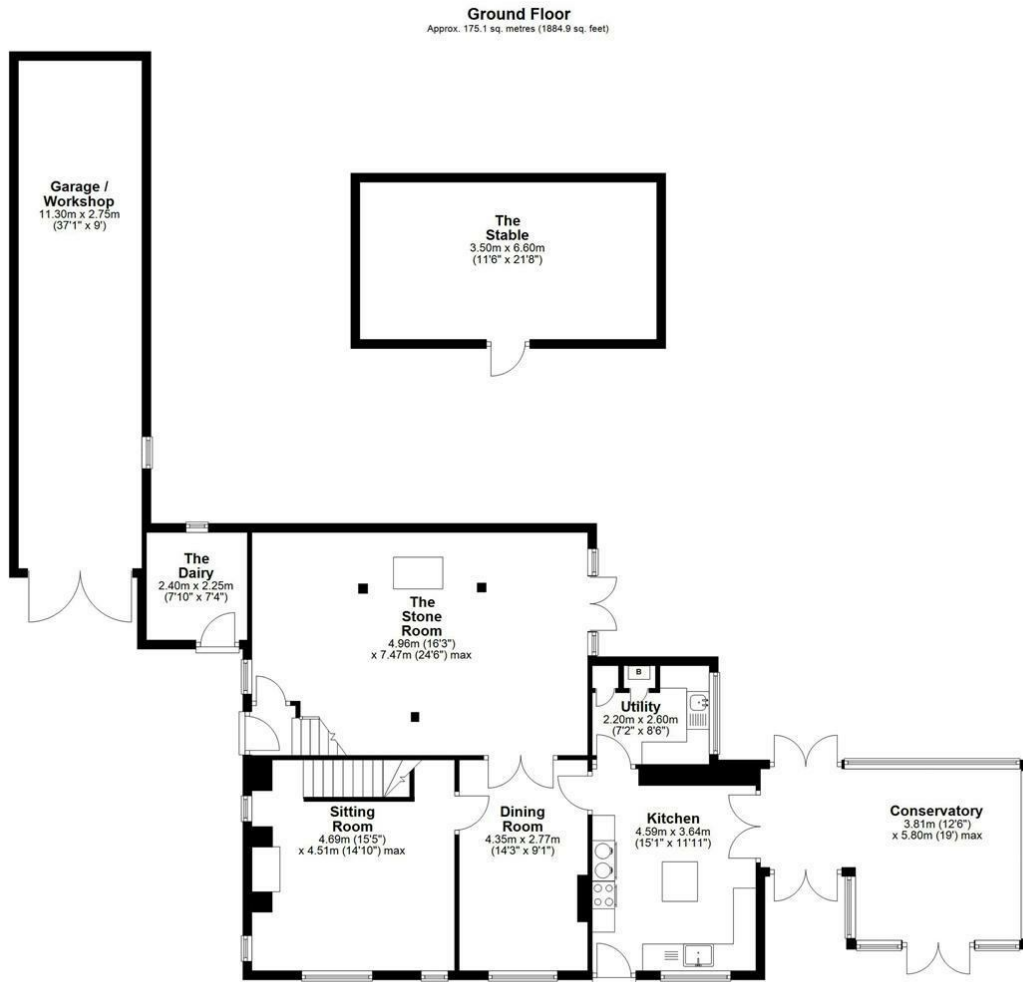
THE STABLE 11'5" x 21'7" (3.5 x 6.6)

EPC RATING F

COUNCIL TAX BAND F







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



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		77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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