

Mark Stephenson's

ESTATE & LETTING AGENTS



One The Old Mill, Rosedale Abbey, YO18 8SA

£220,000

- Grade II Listed period conversion
- Well presented throughout
- Offered with no onward chain
- Sought after National Park location
- Timber double glazed windows
- Allocated off road parking
- Delightful village centre position
- LPG central heating system
- 2 Bedrooms, sitting room, dining kitchen

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One The Old Mill, Rosedale Abbey YO18 8SA

A wonderful conversion of a Grade II Listed period property providing excellent accommodation with gated off-street parking located in the heart of the North York Moors National Park. Briefly, Sitting Room, Dining Kitchen, 2 Bedrooms, Shower Room, Gas Central Heating, South Facing Seating Area. Dedicated off-street Parking Space. Timber double glazing, LPG central heating.



Council Tax Band: C



General information

One The Old Mill is situated in the centre of the charming village of Rosedale Abbey, the main settlement in Rosedale. It is an important tourist destination which offers access to numerous outdoor recreational activities. It is also within easy reach of Whitby, a popular and picturesque seaside town with both a maritime and literary history.

Attractions in this region include the North York Moors Steam Railway at Pickering, the mansion houses of Castle Howard and Nunnington Hall, the ecclesiastical ruins of Rievaulx Abbey and Byland Abbey and the historic castles at Helmsley, Pickering and Scarborough.

The village itself is well supplied with a variety of local facilities including a Church, a primary school, two village inns, two tea rooms, a village store and a famous Glass Studio. Rosedale is also home to renowned Andy Goldsworthy's Hanging Stones circular walk featuring ten outdoor installations, sponsored by the Ross Foundation. There is also a regular bus service to Pickering which offers a good range of shops and leisure facilities.

One The Old Mill adjoins the eastern side of an original eighteenth century Cornmill, which has now been converted into two separate dwellings. To the front is an open courtyard with dedicated parking allocated to each dwelling. The subject property was converted around 20 years ago and was fully double glazed in 2019. It is constructed of attractive stone elevations under a pantile roof with a coped stone gable and shaped kneelers. It offers well appointed

accommodation of great character and style, equally suitable for owner occupiers, second home owners or for those seeking a property with letting potential.

Services

Mains water, electricity and drainage. There is LPG gas fired central heating. EPC exempt due to listed status.

Open plan dining kitchen

A boarded front door opens directly into a well equipped Dining Kitchen with a pair of double glazed windows to the front, laminate flooring, central heating radiator, space for a dining table and a range of matching base and wall cupboards with contrasting worktops and tiled splash backs. The units incorporate a 4-ring halogen hob, an integrated electric oven with extractor canopy over, a slimline dishwasher, a built in undercounter fridge, an automatic washing machine and a stainless steel single drainer sink unit with mixer tap. The LPG boiler which supplies the central heating and hot water is wall mounted in the kitchen.

Inner lobby

Shower room

A ground floor Shower Room with double glazed opaque window to the rear. It comprises of a ceramic tiled double width shower unit with matching wash hand basin and WC, a ladder style chrome heated towel rail and recessed ceiling lights.

Sitting room

A superb south facing Sitting Room with double glazed window to the front, two central heating radiators and a return staircase up to the first floor with a useful under stairs space, providing an ideal place for a small study area. Door to:

Bedroom 1

A rear downstairs Double Bedroom with central heating radiator and double glazed window overlooking the garden.

Bedroom 2 (first floor)

A second Bedroom with central heating radiator and space for two single beds and associated furniture. It features exposed structural timbers, eaves storage space and twin Velux roof lights.

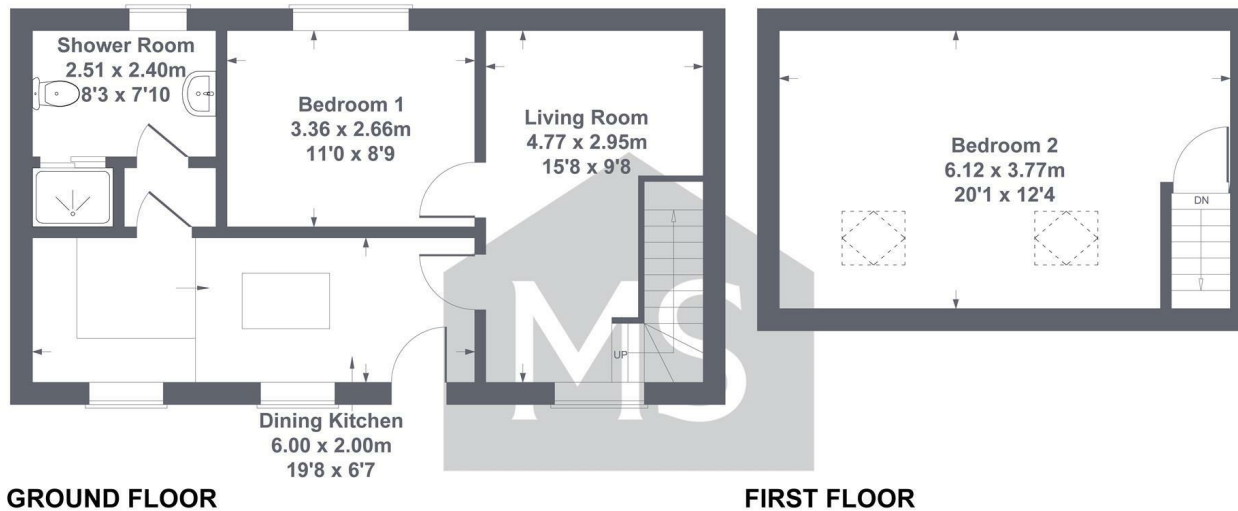
Outside space

Immediately to the front elevation is a south facing paved seating area providing a pleasant spot for al fresco dining. To the rear is a gravelled area with hard standing and gas tank. This is bordered by box hedging and a rockery, which is planted with well established shrubs and trees for ease of maintenance.





Approximate Gross Internal Area 710 sq ft - 66 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Directions

Approaching from the South and immediately after the turning for Chimney Bank and Thorgill, take the left fork where the road divides. After about 100 yards the entrance to the Old Mill is on the left marked by a five bar wooden gate and directly opposite an ancient Copper Beech.

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

C