



LOW NEWBIGGIN ESTATE

Aislaby, nr Whitby, North York Moors National Park



LOW NEWBIGGIN ESTATE

Aislaby - Near Whitby - North Yorkshire - stunning location

stunning location

A PRIVATELY SITUATED RESIDENTIAL AND SPORTING ESTATE LYING WITHIN THE NORTH YORK MOORS NATIONAL PARK WITH RIVER FRONTAGE AND FISHING RIGHTS ON THE YORKSHIRE ESK

LANDSCAPED GARDENS, WOODLAND, PADDOCKS, FIELDS, RIVER WALKS, ABUNDANCE OF WILDLIFE.

Whitby 4 miles

Teeside International Airport 40 miles

York 44 miles

(All distances approximate)

MAIN HOUSE - LOW NEWBIGGIN HOUSE

ENTRANCE HALL, DRAWING ROOM, CLOAKROOM, SNUG, DINING ROOM, KITCHEN, UTILITY ROOM, LOBBY, BOILER ROOM.

FIRST FLOOR - MINSTREL'S GALLERY, PRINCIPAL BEDROOM WITH EN SUITE BATHROOM,
TWO FURTHER DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOMS.

SECOND FLOOR - TWO DOUBLE BEDROOMS, SHOWER ROOM, ATTIC ROOM.

SOUTH RANGE - GROOM COTTAGE

ENTRANCE LOBBY, DOUBLE BEDROOM, CLOAKROOM, KITCHEN/DINER, SITTING ROOM, BATHROOM, TWIN ROOM, STORE ROOM.

NORTH RANGE - TACK COTTAGE

ENTRANCE LOBBY, CLOAKROOM, DOUBLE BEDROOM, BATHROOM, KITCHEN/DINER, SITTING ROOM, TWIN BEDROOM.

WEST WING

CURRENTLY USED AS CONSERVATORY, STORE ROOM, WINE STORE, UTILITY. PERMISSION GRANTED TO CONVERT TO A THIRD COTTAGE.

FARM BUILDINGS & STABLES

FOUR BAY STEEL PORTAL FRAME BARN, FOUR BAY STEEL FRAME FORMER COW SHED, EQUESTRIAN OUTBUILDING.

APPROX. 53 ACRES (23.32 HECTARES) IN ALL



SITUATION

Low Newbiggin lies at the lower reaches of the stunning Esk valley. The estate is situated to the southwest of Whitby which offers a complete range of shopping and leisure facilities. There are a number of excellent golf courses nearby including, Whitby Links course at Sandsend and the highly acclaimed Ganton course near Scarborough. Yorkshire is famous for its coarse fishing, as well as game fishing. Scuba diving off the Yorkshire coast in the summertime offers possibly the most rewarding wreck diving in the world. Many wrecks from 2 world wars are now home to huge shoals of fish which means that the sea fishing can also be plentiful. The golden sandy beaches along the northeast coast stretch for miles. There are some excellent walks along the Jurassic coastline and across the Moors. The Minster City of York offers excellent fast rail connections to Scotland, the south of England and European Cities. The great Roman City wall still stands some 2000 years after it was built. York has world class shopping, amenities, arts, and entertainment.

DIRECTIONS

From the north, travel along the A171 towards Whitby turning right into Aislaby and right at the war memorial along Egton road. After 300 yards, turn left just before the national speed limit signs, down the private road and follow for 1.5 miles keeping right to Low Newbiggin. From the south and west, A64 to Malton turn off. Turn left along A169 to Pickering and across moors, through Sleights to top of the hill, turn left on A171 and immediately left again into Aislaby. Left and straight on at the war memorial along Egton Road and then as above.

INTERNATIONAL AIRPORTS

Teesside, Newcastle, Doncaster, and Leeds & Bradford are all within 1.5 hours drive of the estate. Manchester is approximately 2 hours. The estate has its own private helipad.





HERRING SEASON - WHITBY
Courtesy of the Sutcliffe gallery Whitby

HISTORY

The main part of Low Newbiggin House dates back to around 1750. It was constructed on land owned by the Yeoman family who were wealthy local landowners and farmers. Whitby was a thriving whaling and fishing port, white fish and shellfish are landed from all over the North Sea still today. Over the hill from Whitby, deeper into the countryside, trade in wool, livestock, potash, and alum used in dyeing textiles were drivers of the local economy. Low Newbiggin Estate still bears evidence of the rail cart siding used to transfer the alum from the mine high up on Blue Scar across the River Esk to the steam railway line. Whitby is famous for its connections with Captain James Cook and Bram Stokers' Dracula. In more recent times the area's untouched natural beauty has been used as film sets for the hit TV series Heartbeat and the blockbuster film Harry Potter.

18th Century Low Newbiggin was a dairy farm and has many years of history linked to the seaman and explorer Captain James Cook who sailed from Whitby and discovered Australia. A eucalyptus tree in the back garden of the house has genetic links to seeds brought back from Australia on Cook's first voyages.

Over the years Low Newbiggin has changed from a farmhouse and working farm to an equestrian farm and more recently a residence offering holiday cottages for discerning guests seeking a tranquil hideaway whilst visiting the North York Moors and Coast.



Bonito hook from Captain Cook's Ship the Endeavor. The hook was used on his last voyage to the Pacific - he was killed on the voyage.

RARE OPPORTUNITY

It is the whole package that makes Low Newbiggin Estate unique; the salmon and sea-trout fishing on the Yorkshire Esk and 400 yards from your door, as well as its private drive, its location within the National Park and its proximity to Whitby, which was voted the UK's number one coastal town for tourism. The abundance of wildlife around Low Newbiggin is simply amazing. Low Newbiggin Estate can be used as a base for one of the many nearby quality shoots.

DESCRIPTION

Low Newbiggin House is constructed of local Aislaby stone, rich golden yellow in colour. Each and every stone was hand worked to a traditional herringbone design. The roof is again of a traditional terracotta pantile construction. The Estate has a strong French feel in its stance and situation. Every property has panoramic views of the Esk Valley. The views from the upper floors of the main House give you a feeling of space and privacy as the eye denotes Blue Scar and Moorland beyond, as the natural eastern boundary of the Estate.

The House has been recently refurbished to a very high standard. Materials providing the highest insulation values have been used in the main roof of the house and the external walls are two feet thick, so it is relatively inexpensive to heat.

Lying north to south, the main house benefits from the warming eastern sunlight to the kitchen in the morning. At it's strongest the summer sun is directly over the insulated roof of the main house falling away to a more gentle heat to the west and courtyard side of the house in the summer evenings. This ensures that the solar gain for the house is naturally regulated.

The proportions and courtyard layout of the house and cottages are of a picture postcard feel, spacious and brimming with potential - but yet very personal. The drive in and out of Low Newbiggin Estate is an experience in itself, giving you a sense of 'where on earth?' as you approach the property for the first time.







ACCOMMODATION

Low Newbiggin House is an outstanding and immaculate property. A new oil fired condensing boiler supports the central heating system in the main house. Windows are double glazed. The property has an integrated smoke and fire detection system, which is wired into the mains.

ENTRANCE HALL

The attractive entrance hall has original parquet flooring with salmon pink dry lined walls complete with high level picture rail. The hall gives access to the drawing room, charming cloak room and central dining area.

DRAWING ROOM 7.24 x 5.46

The drawing room has a living flame calor gas fire with a painted carved fire surround with marble inset, book shelves to each side with cupboards under, ornate plaster cornice and ceiling rose, half glazed Georgian style door to the garden.

DINING ROOM 6.35 x 5.00

The dining room has a full height ceiling with attractive oak panelled walls and minstrel's gallery above. There is a large open stone fire surround with oak shelf incorporating a Severn wood burning stove.

SNUG 4.55 x 3.91

The snug room is a cosy room with beamed ceiling. Original wood parquet floor and brick fireplace with a Coalbrookdale wood burning stove, timber TV and storage cabinet to each side. Georgian window overlooking garden with cushioned window seat.

KITCHEN 6.25 x 4.57

The farmhouse kitchen is a particularly impressive feature of the house, incorporating a York stone flag floor, with underfloor heating, an extensive range of handmade pippy oak units, complemented beautifully, by a 'blue eye' granite work top, Belfast sink and delft style splash back. The fitted kitchen incorporates a Smeg dishwasher, Rangemaster classic oven with six ring hob, built in microwave and fridge freezer. The beamed ceiling adds character together with an original working Victorian cast iron range.

ENTRANCE LOBBY

An alternative, and commonly used, entrance to the main house leading into the kitchen from the courtyard. The utility and boiler room are accessed from the entrance lobby.



FIRST FLOOR

MASTER BEDROOM

7.26 x 5.49

King size bedroom, with static bedside units and headboard, built in range of wardrobes and drawers. Stunning views from every window, to the south the Esk valley and to the east the landscaped gardens to Blue Scar.

EN SUITE BATHROOM

Spacious and bright, with views across the valley bottom, with fully tiled floor and walls, roll top bath, wash basin, w.c. and large corner shower cubicle, electric under-floor heating, heated mirror and central heated towel rail.



BEDROOM TWO

4.82 x 4.52

Double bedroom with window seat overlooking garden, cast iron fireplace with TV inset above, painted beamed ceiling.

EN SUITE SHOWER ROOM

Excellent en-suite facilities, walk-in corner wet room, w.c., wash basin set into a vanity unit, travertine floor and fully tiled walls, electric under-floor heating, heated mirror and central heated towel rail, half glazed door allowing natural morning light from bedroom.

BEDROOM THREE

6.32 x 4.42

Double bedroom with imposing A frame Cruck beams the size of ships timbers dating back to early 19th century which still house the original ham hooks which would have been used at a time when this room was open to the kitchen below.

EN SUITE SHOWER ROOM 3

Shower cubicle, w.c., wash basin, tiled floor and walls, electric under-floor heating and heated towel rail.

SECOND FLOOR

BEDROOM FOUR

4.95 x 4.52

Double bedroom with exposed A frame timbers. Stunning panoramic views across valley bottom to Blue Scar and north towards Whitby.

BEDROOM FIVE

5.05 x 2.54

Double bedroom with exposed timbers and a door leading to a large boarded out attic store room.

SHOWER ROOM

Corner shower cubicle, w.c., wash basin, with tiled floor and walls. Central heated towel rail.

ATTIC ROOM

7.24 X 3.52

Boarded out loft space with potential conversion for an office with stunning views.

COURTYARD RANGE

The courtyard range lies to the northwest and south sides of the yard comprising two single storey stone and pantile sections together with a two storey northern range. The courtyard buildings have been converted into two cottages which, although run as holiday cottages, do not have any planning restrictions. There is potential to create a third unit from the west range. The cottages which are known as Groom and Tack Cottages are shown on the floor plans.

SOUTH RANGE - GROOM COTTAGE

A single storey cottage, includes a double bedroom, modern fitted kitchen/diner with built in cooker, four ring electric hob, sink, fridge and dishwasher. The lounge has a beamed ceiling and stone fireplace with Calor gas fire and TV stand. The twin bedded room has a high level window. Fully tiled, the bathroom has a bath with shower over, wash basin, separate w.c. A large store room attached to the cottage opens out onto the courtyard and offers the potential to extend the cottage. Groom Cottage has a private southwest facing garden.



NORTH RANGE - TACK COTTAGE

A two storey range with garage on the ground floor. Double bedroom, cloakroom with separate w.c. Fully tiled bathroom includes bath, separate shower cubicle and wash basin. Fitted kitchen/diner with built in cooker, four ring electric hob, sink, fridge and dishwasher. Stairs leading onto a large first floor lounge with exposed timbered ceiling, and a few more stairs leads onto the galleried landing which overlooks the kitchen/dining area and leads into the twin bedroom, with exposed beams.



WEST RANGE

A large single storey range offering potential for a variety of uses but currently used as utility room with separate w.c., store rooms, wine stores and a part glazed conservatory.

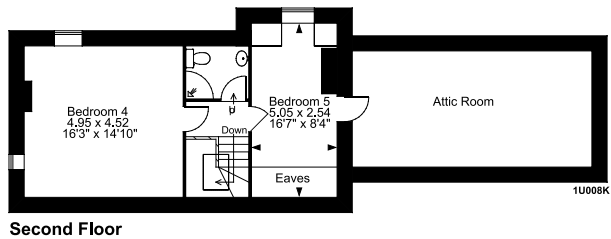
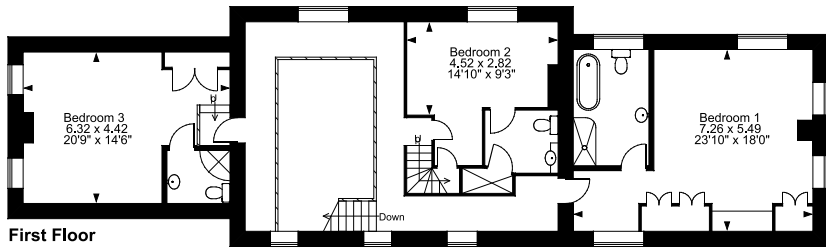
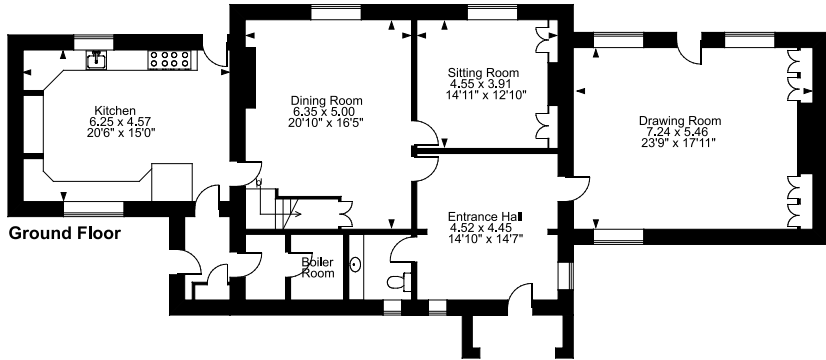
FOUR BAY STEEL PORTAL FRAME BARN 18.07m x 7.89m

With concrete floor, part block walls, corrugated sheet roof. There is a roller shutter door to the east.

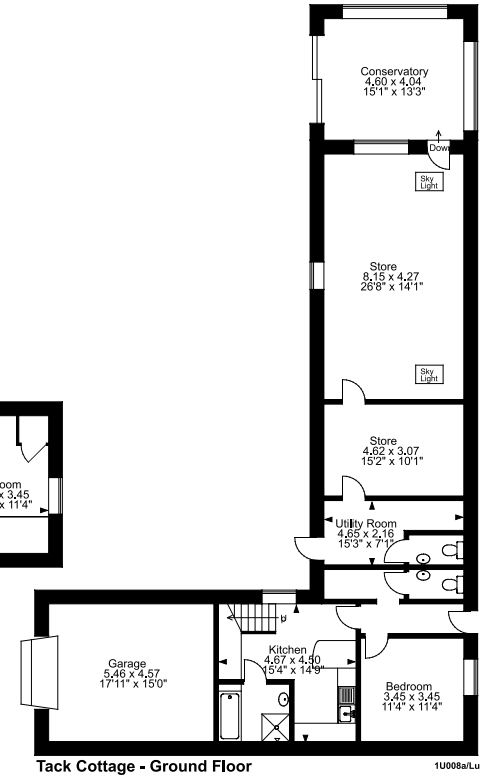
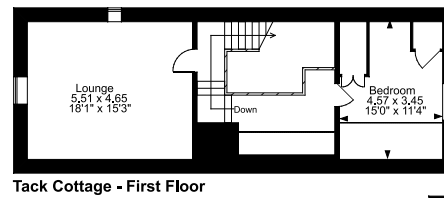
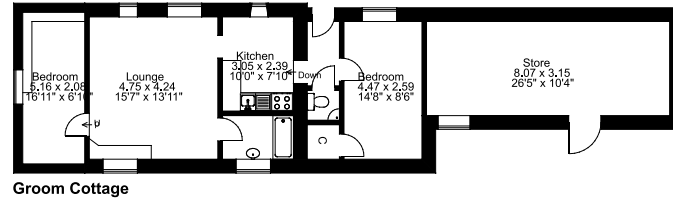
FOUR BAY STEEL FRAME FORMER COW HOUSE 17.97m x 7.45m

With concrete floor, corrugated sheet roof and garage door providing general storage and workshop facilities.

MAIN HOUSE



COURTYARD RANGE



LAND AND GARDENS

The land lies within a ring fence around the centrally placed homestead. The tree-lined avenue provides a wonderful entrance to the property bordered by paddocks and riverside meadow. There are good paddocks to each side of the house adjoining the well established gardens incorporating rose beds, mature shrubberies, cedar trees and eucalyptus within high hedges providing privacy. The garden slopes down towards the ancient listed orchard with mixed mature fruit trees including a huge walnut tree. To the north of the buildings there is a maintained grass area with established copper beech trees, a large mature oak tree with feature seat bench and an attractive ornamental pond. The land to the west of the house and north of the railway line has been planted under a Woodland Grant Scheme with a mixture of mainly hardwood species enhanced by existing parkland oaks and protected by deer fencing.

RAILWAY

The single track railway line is used as an extension of the North York Moors Steam Railway which runs from Grosmont to the historic market town of Pickering. It is possible to see various old steam trains puffing along the Esk Valley railway through the grounds of the estate as they head via Sleights to and from Whitby where they wait for one hour before returning.

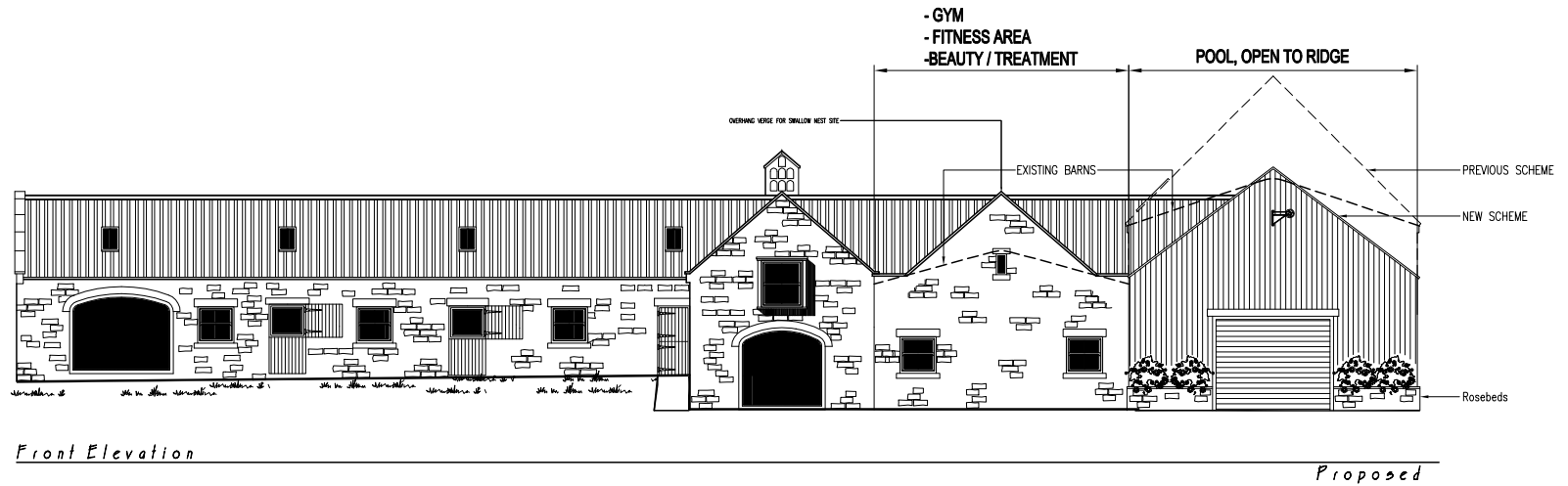




SALMON AND BIG SEA TROUT FISHING

The Yorkshire Esk is Yorkshire's only salmon river. The River Esk Action Committee have worked tirelessly to restore this lovely river to its former glory days. In 1891 this little river produced 1,346 rod caught fish. Since then its decline has been remorseless...until 10 years ago. Now, given water, the Esk is bursting with fish. In 2007 there were 142 salmon and 621 sea-trout caught on the river, which is less than 30 miles in length from the headwaters to the coast.

The total length of the estate's river frontage is approximately 3/4 mile and includes river rights where the ownership incorporates the riverbank to the centre of the river and the associated right to fish. Although the river has been lightly fished, the five year average is a modest 11 salmon and 27 sea trout. It is believed that there is potential to significantly increase these catches. The River Esk has improved dramatically in the last ten years to provide some of the finest game fishing in the north of England.



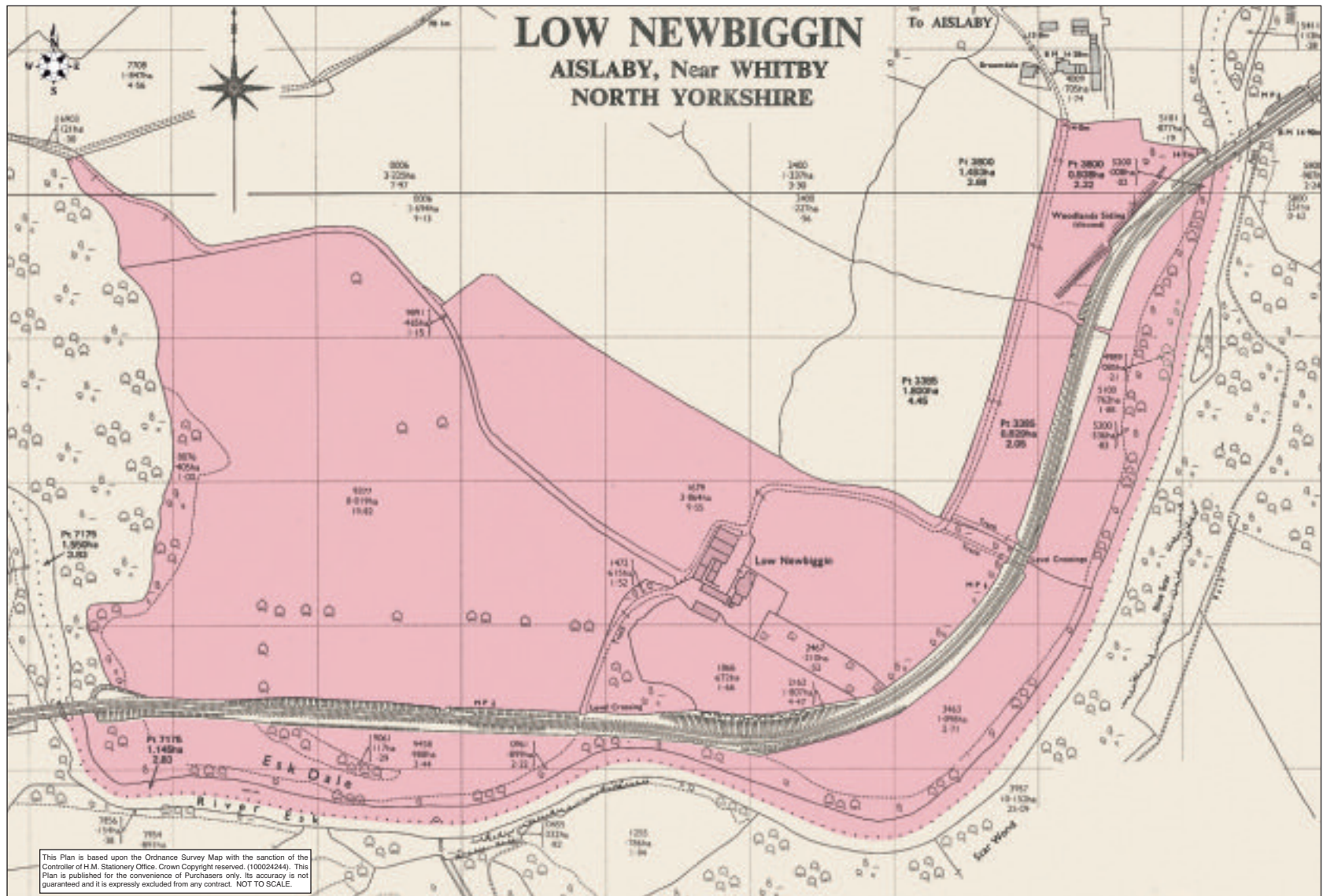
PLANNING PERMISSION

Full outlined Planning consent for an indoor swimming pool gymnasium sauna and beauty treatment rooms, was granted in October 2006. The work was confirmed as commenced in October 2009.

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Aislaby, Nr Whitby, North Yorkshire, YO21 1TQ, United Kingdom

CONTACT DETAILS









LOW NEWBIGGIN ESTATE, Aislaby, Whitby, North York Moors National Park, YO21 1TQ, United Kingdom • Tel +44 (0)1947 811811