



MOUNT PLEASANT
Egton, Whitby, North Yorkshire



MOUNT PLEASANT

EGTON, WHITBY, NORTH YORKSHIRE, YO21 1UE

MOUNT PLEASANT AND ANNEXE ARE BEAUTIFULLY POSITIONED AND PRESENTED AS AN IMMACULATE FAMILY HOME WITH A DETACHED ANNEXE AND WONDERFUL VIEWS ACROSS THE NORTH YORK MOORS. AVAILABLE WITH THE OPTION OF ADDITIONAL GRAZING PADDOCKS OF 2.92 ACRES (LOT 2) ON THE OPPOSITE SIDE OF THE ROAD IN ALL APPROX. 3.42 ACRES.

Main House

Family Kitchen • Dining Room • Living Room • Family Room
Utility/Boot Room • Four Bedrooms • En Suite Facilities to Principal Bedroom
Family Bathroom • Further Separate Shower Room

Annexe

Bedroom (currently a Gym) • Open Plan Studio Style Kitchen and Living Area
Shower Room • Externally a Patio Area Enjoys a Far Reaching View

Externally

Large Gated Driveway • Parking for Multiple Vehicles • Garage
Outdoor Store • Variety of Seating and Entertaining Patio Areas
Large Family Friendly Gardens with Outstanding Views

Lot 2

Option to include Grazing Paddock on the opposite side of the Road approx. 2.92 Acres Please note unless purchased a whole the sale of Lot 2 will not be considered until the sale of Lot 1 is finalised.



GSC GRAYS

PROPERTY • ESTATES • LAND

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Mount Pleasant

Mount Pleasant has been thoughtfully extended, reconfigured and upgraded by the current owners to create an exceptional family home, offering four bedrooms and three well proportioned reception rooms. This is complemented by a stunning family kitchen and a practical utility room. The detached annexe provides well designed additional accommodation, comprising an open plan kitchen and living area, together with a bedroom and bathroom.

Externally, the property benefits from ample parking and garaging, along with a generous turning area, all of which complement the substantial gardens. The gardens enjoy wonderful far reaching views and offer numerous areas in which to relax and entertain.

Lot 2 is available by separate negotiation is an additional paddock, extending to approximately 2.92 acres, is located on the opposite side of the road and offers a range of lifestyle opportunities.

Mount Pleasant Accommodation

The main entrance opens into a practical utility and cloak storage area, fitted with a tiled floor incorporating underfloor heating. The room offers a range of built in storage cupboards, space and plumbing for a washing machine and dryer, and an acrylic sink with draining unit.

From the utility room, a door leads through to the superb family kitchen, which continues the tiled flooring and underfloor heating. The family kitchen is fitted with high quality oak units and features a large central breakfast bar with inset sink and additional storage. There is space for an American style fridge/freezer, a large range cooker, and bi fold doors that open out to enjoy views across the surrounding countryside.

The kitchen flows into the dining room, which has a staircase rising to the first floor and a bow window overlooking the gardens. A twin sided central fireplace with wood burning stove provides a focal point, while a glazed, illuminated well set beneath solid safety glass creates a distinctive and characterful feature.

The living room enjoys the reverse aspect of the fireplace and features a rear facing window that allows for an abundance of natural light. This room leads through to an additional reception room, currently utilised as a playroom, which offers windows to two elevations and a currently unused fireplace.

An inner hallway off the living room provides additional storage and access to the ground floor cloakroom, which is finished with part panelled walls, a wash hand basin, W.C., and a side facing window.

To the first floor, the landing enjoys a rear facing window and provides access to all four bedrooms, the family bathroom, and a separate shower room.

The principal bedroom suite is a particularly attractive space, featuring part panelled walls, exposed timbers, two Velux windows, and an additional side window offering delightful views across the garden and towards the paddock, fields, and moorland beyond. The room further benefits from a comprehensive range of fitted furniture and access to the loft space.

A second bedroom overlooks the gardens and enjoys far reaching views. Two further bedrooms are linked via a





charming children's door, which adds character and can be closed off if desired. Both rooms feature character radiators and windows that overlook the gardens, again taking full advantage of the open views.

The shower room is fitted with a step in shower cubicle, low level W.C., and wash hand basin.

The Annexe Accommodation

Ideal for use as family accommodation or as a holiday let, the annexe is currently accessed via a left hand entrance door, which opens into a flexible room presently used as a gym. This space would typically serve as a comfortable annexe bedroom.

The shower room is fitted with a hand wash basin and a low level W.C.

A corridor leads through to the kitchen area and onwards to the studio style living accommodation, which features a full height ceiling, creating a wonderful sense of space and natural light, along with excellent flexibility for furniture arrangement.

The kitchen area is equipped with an electric oven and hob, work surfaces, an acrylic sink with draining unit, a Velux window, access to the loft space, and a door opening out to the patio garden.

Externally

The property benefits from a range of stone-built storage buildings, together with a substantial garage. There is outdoor power and water, additional outbuildings, gas tanks, and an oil-fired boiler.

To the rear, a patio seating area provides an ideal space for outdoor dining and entertaining, with steps leading down to the parking area, which offers ample space for multiple vehicles.

There is also a charming dry stone walled garden with various patio areas, enjoying wonderful views in all directions.





Annexe

Meandering walks and pathways lead through the gardens and adjoining woodland, incorporating a generous lawn, mature trees, and established planting.

A large, gated driveway provides further parking for multiple vehicles, complemented by an additional driveway positioned outside the gates, ideal for casual visitors.

To the front of the property, a spacious patio area with steps rising to the ground floor creates an attractive approach and further seating area.

Paddock Lot 2

The grazing paddock has good access off the main road and in total measure 2.92 Acres. Currently split into two paddocks and a vegetable plot within and offers plenty of lifestyle options with road access.

Owner's Insight

'The location is second to none with incredible views from the main house across the Moors along with a sea view and a wonderful outlook down and across the valley from the annex.'

Tenure

The property is freehold and will be offered with vacant possession on completion.

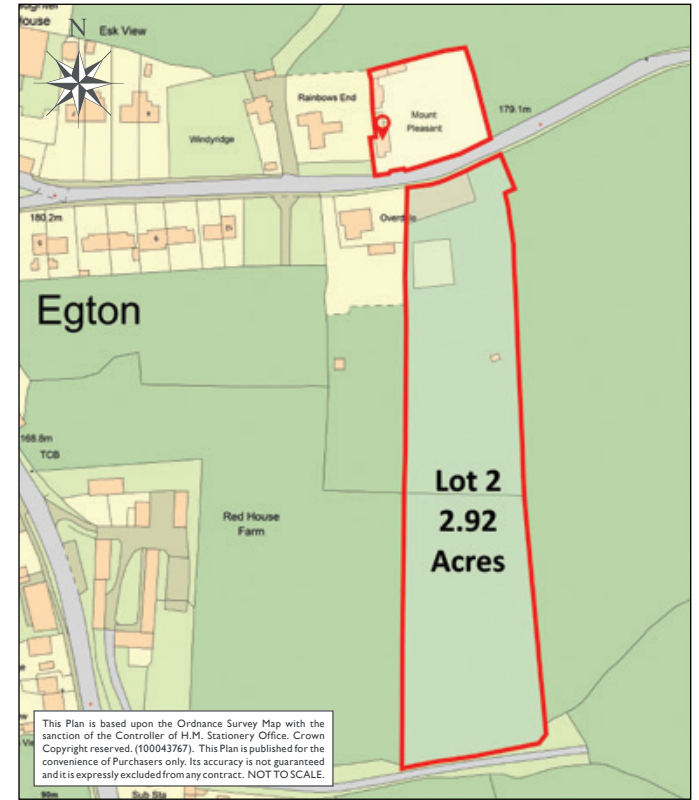
Agents note

Unless purchased a whole the sale of Lot 2 will not be considered until the sale of Lot 1 is finalised. Please contact agents for further information.

Directions

From the A171 linking Whitby to Guisborough & Teesside, turn south into Egton village, where signed . Drive through the upper village past the Wheatsheaf pub and then turn left towards Grosmont. As you exit the village you will see the house on your left and the fields on your right.

awhat3words: [///wiggling.blush.lends](http://wiggling.blush.lends)



Local Authority

North Yorkshire Council. Council tax band E for the main house and Band A for the Annexe

Services

Mains electricity. Mains water with sewerage draining to septic tank located in the paddock opposite. Heating is provided by an oil fired boiler.

Wayleaves and Covenants

Mount Pleasant is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

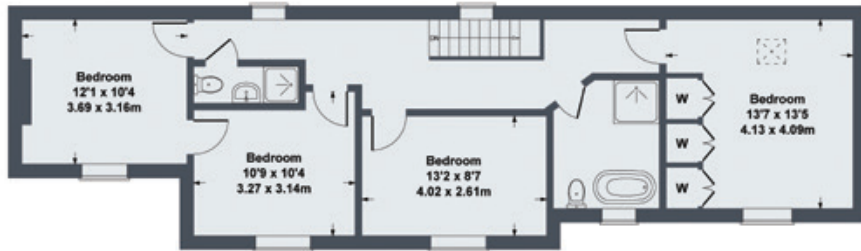
Viewings

Strictly by appointment with GSC Grays - T: 01748 829 217.

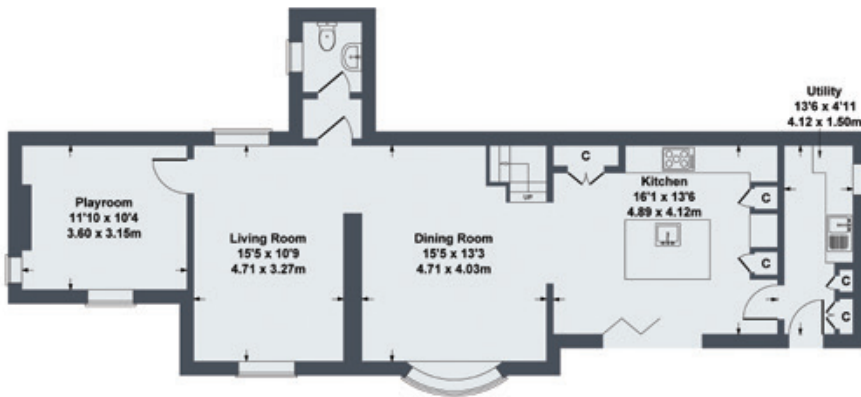


Mount Pleasant, Egton, Whitby, YO21 1UE

Approximate Gross Internal Area
1668 sq ft - 155 sq m



FIRST FLOOR



GROUND FLOOR

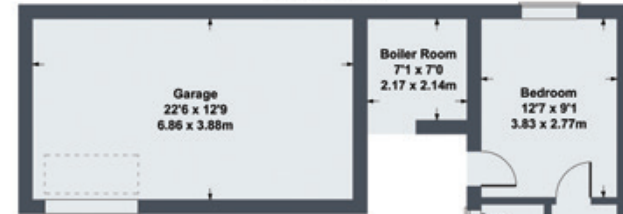
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

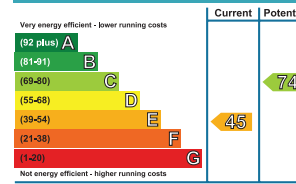
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Annexe, Mount Pleasant Egton, Whitby, YO21 1UE

Approximate Gross Internal Area
797 sq ft - 74 sq m



Energy Efficiency Rating - Annexe



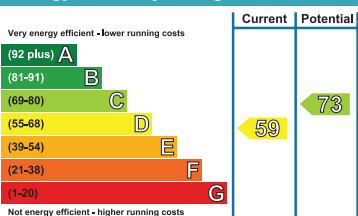
ANNEXE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Energy Efficiency Rating



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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2026

Photographs taken: March 2026