



RICHARDSON & SMITH

Chartered Surveyors • Estate Agents • Auctioneers • Valuers

Scale Foot Farm, Comondale



Scale Foot Farm, Comondale Nr Whitby, North Yorkshire



Castleton 1 mile

Whitby 20 miles

Guisborough 9 miles

Stokesley 12 miles

(Distances are approximate)

A SUPERBLY PRESENTED RESIDENTIAL STOCK FARM OF 105 ACRES, SITUATED IN THE HEART OF THE NORTH YORK MOORS NATIONAL PARK INCLUDING A 5 BEDROOM FARMHOUSE AND TWO DETACHED 1 BEDROOM COTTAGES, THE PROPERTY ALSO HAS FURTHER TRADITIONAL BUILDINGS WITH POTENTIAL TO CREATE ANOTHER CONVERSION. THE PROPERTY NESTLES BELOW THE MOORS AND IS FRINGED BY A STREAM, AS WELL AS INCLUDING A PRIVATE POND.

Accommodation:

The Farmhouse: Porch, Hallway, Lounge, Dining Room, Kitchen, Utility, WC Cloakroom, Living Room, Study, Games Room, Rear Porch.

1st: 3 Double Bedrooms, Bathroom and Shower Room. *2nd:* 2 Double Bedrooms, Shower Room & Box Room.

The Granary: Porch, Living Room, Kitchen. *1st:* Bedroom, Shower Room. *Rose Cottage:* Porch, Hallway, Living Room cum Kitchen, Bedroom, Shower Room.

Ranges of Modern and Traditional Buildings including Barns, Stables, Garaging and Buildings with further development potential.

Yard and Gardens. Agricultural grazing land. Stream frontage and private pond.

In all extending to approximately 105 acres (42.5 Ha)



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA

Tel: (01947) 602298 Fax: (01947) 820594

email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk



PARTICULARS OF SALE

Scale Foot Farm nestles just below the moors, between the villages of Castleton and Comondale in the upper Esk Valley within the North York Moors National Park. This is picturesque rolling grassland, sloping from the moor down to the river Esk.

The property lies in a ringfence, with the farmstead sitting in the centre, including a 4 bedroom farmhouse, two 1 bedroom cottages, traditional buildings (with further development potential) including garages and stabling. The property also has some modern commercial livestock buildings ideal for working this 100 acre stock farm. Aside from what you can see, there is planning permission to add to these buildings, should you wish to expand the farming operation.



The Farmhouse

A traditional stone and pantile farmhouse, the property was expanded to the rear with a single story extension which linked the farmhouse with a nearby outbuilding, to provide a huge, flexible, reception room with direct access into the gardens. See illustrative floor plan below.

The current configuration of the property offers a kitchen linking onto a dining room and 3 further separate reception rooms, plus a separate study, utility and WC cloakroom. Upstairs there is a master bedroom with en-suite bathroom, 2 further double bedrooms and a house shower room on the first floor. Stairs then lead up to the second floor with 2 double bedrooms (one of which you must walk through to access the rest of the floor) a shower room and a box room. This is potentially ideal as a suite for children needing their own space.



The property has been recently refurbished and improved with new kitchen and bathroom fittings but there is also permission for a more extensive improvement – see planning below. Although an old building the modifications to the property do leave it in a more refined condition than most working farms.

The Granary

Standing to the east of the farm house, this cottage was originally developed as a barn conversion in the mid 1990s. This 2 story cottage has been recently refitted and improved with fresh décor fixtures and fittings to offer attractive modern accommodation.



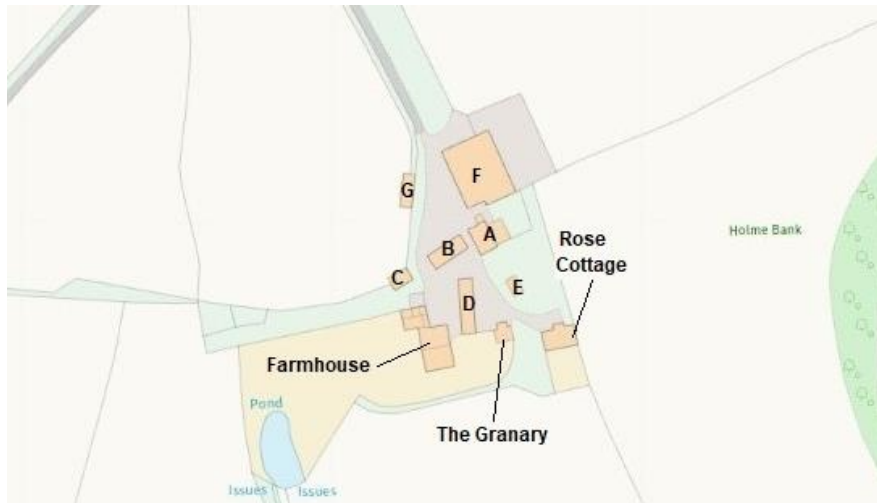
Approved for use for holiday letting the cottage offers a living room opening to the garden with a kitchen off, whilst upstairs there is a double bedroom and a shower room.

Rose Cottage

Similar to The Granary, Rose Cottage was originally converted from an agricultural barn in the mid 1990s. It has also been refurbished with fresh décor, fixtures and fittings to leave it looking as good as when originally developed. Offering bungalow style accommodation with a double bedroom with en-suite shower room, an open plan living room with double doors to the garden and a separate kitchen



Farm Buildings



The farm includes a good selection of traditional stone buildings plus useful modern farm stock sheds lying in a yard to the north of the farmhouse and cottages. See also notes in the planning section below.

A	43' x 40'	A small stone and pantile barn, with lean to at the rear and planning permission for conversion to a further holiday cottage, if desired.
B	47' x 18'	A range of stone and pantile outbuildings used as garages
C	29' x 16'	A small traditional building with 18 th century carved dates, suitable for storage.
D	67' x 19'	A range of stone and pantile buildings appropriate for stabling
E	23' x 13'	A small stone and pantile storage building.
F	78' x 60'	Built with steel and timber portal frame this building is a mix of general purpose barn, implement shed and covered livestock yard. Some of building has concrete floor, there is part block walling, part Yorkshire boarding and fibre cement roofs. To the rear of the livestock building is a substantial and very useful outside livestock area/ corral with concrete floor areas and handling facilities.
G	40' x 18'	A pole framed field shelter with part Yorkshire board cladding and profile steel sheet roof.

The Land

Scale Foot Farm amounts to around 105 acres in total and is situated in a lovely ring fence position with superb views and undulating terrain which is interspersed with woodland. The land is well fenced (much recently upgraded) and watered and comprises permanent pasture grassland providing good quality grazing, some of which is capable of mowing. The land is also interspersed with mature woodland providing sporting and environmental value. The two main woodlands are known as Maddy Wood and Hell Hole and comprise mature, mixed species deciduous woodland.

For those with sporting interests there is both fishing and shooting on the farm. The land is bordered by the river Esk to the southern boundary offering angling opportunities and there is also a spring fed lake which provides further fishing or flying opportunities. The farm also offers a variety of conservation and wildlife habitat.

Planning

The local planning authority is the North York Moors National Park. Information relating to these permissions can be provided by the selling agents or can be seen on the National Park's planning portal.

The current owners obtained consent (ref: NYM/2022/0505) to demolish the single story extension on the rear of the main farmhouse and build a new 2 storey extension including a showpiece dining kitchen and master bedroom suite. Permission dated October 2022.

There is planning permission in place, dated May 2021 (ref: NYM/2020/1019) for the conversion of one of the undeveloped traditional buildings to provide a property for holiday letting or use as permanent accommodation for parties meeting the National Park's local occupancy criteria.

Another permission, dated August 2022 (ref: NYM/2022/0399) allows for a significant addition to the modern buildings to provide an implement store and more livestock housing.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Method of Sale: The property is offered for sale as a whole. Any party interested in part only of the property should discuss their interest with the selling agents.

Tenure: The property is held freehold and will be available with vacant possession on completion. Sporting and mineral rights run with the property and are included in the sale.

Wayleaves Easements, etc: The property is offered for sale subject to and with the benefit of all wayleaves, easements, rights of way etc whether mentioned in these particulars or not. A public footpath crosses the property and access to the property is via a private track over the adjoining moor, for which there is a formal agreement with Guisborough Estate.

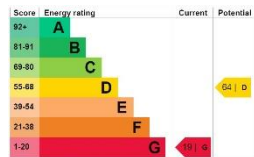
Planning Authority: North York Moors National Park. Tel: (01439) 770657

Telecoms Mast: The property has a telecoms mast in the corner of the roadside field just above Maddy House Farm. This provides an annual rent of £1,000 per annum.

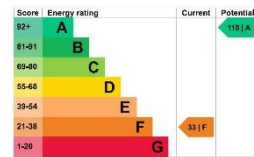
Services: It is understood that the property has mains electricity, private borehole water and private septic tank drainage. The house and each cottage have their own LPG fueled central heating systems.

Council Tax: Farmhouse band 'F' and cottages are each band 'A'. North Yorkshire Council - Tel (01609) 780 780.

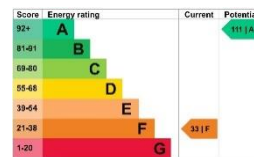
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The Farmhouse



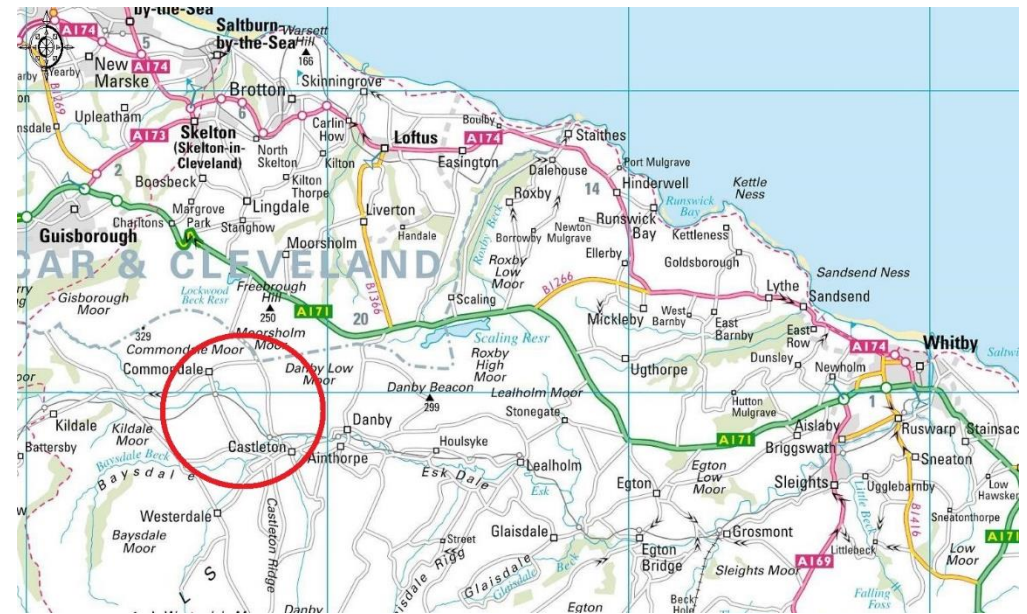
The Granary



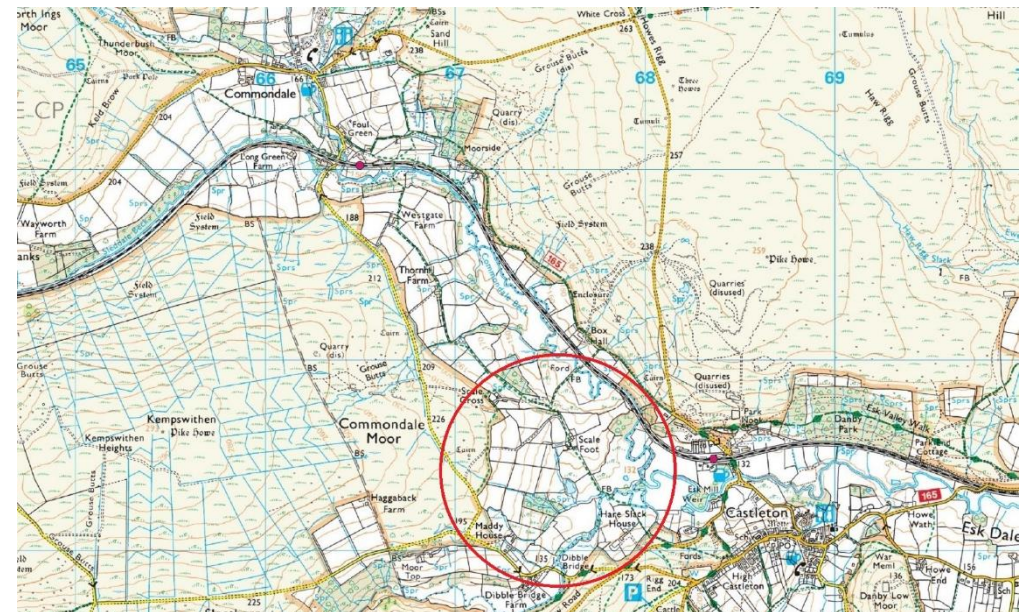
Rose Cottage

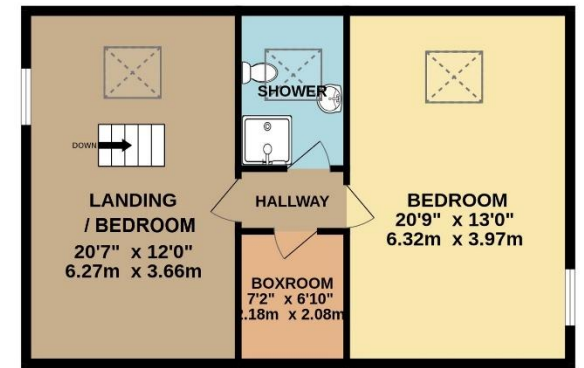
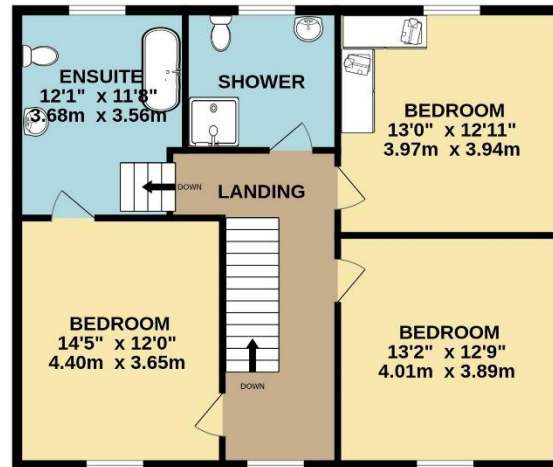
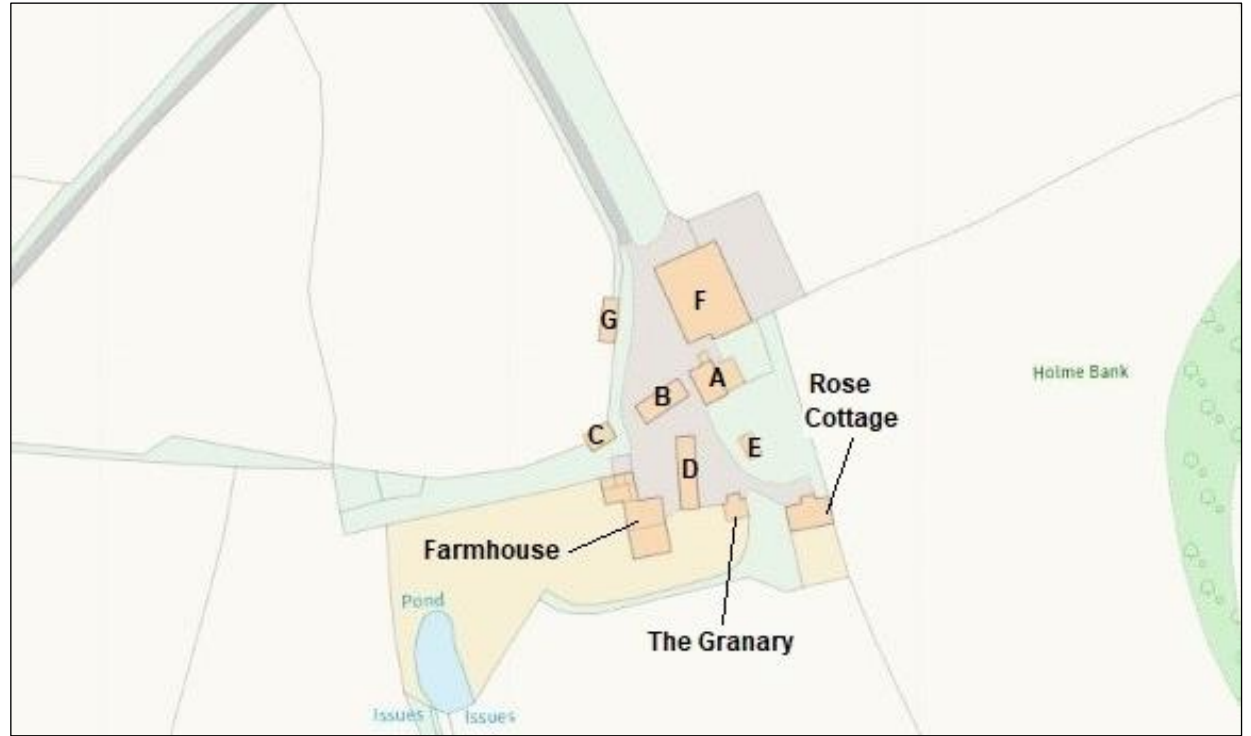
IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



Directions: See also location plan. From the A171 moor road between Whitby and Guisborough, turn south off the main road at Lockwood Beck reservoir and head towards Castleton. Turn right, down into Comondale village and then turn left at the pub travelling under the railway and back up onto the moor. As you start to descend off the moor back towards Castleton you will find the track leading to Scale Foot Farm on your left. Where marked by the Richardson and Smith For Sale board.





Measurements are approximate. Not to scale. Illustrative purposes only
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