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**Guide Price £1,250,000**

## **Whinney Moor Farm , Ellerker, Brough, HU15 1RA**

**ATTRACTIVE RESIDENTIAL FARM IN A PRIVATE ACCESSIBLE POSITION**

Whinney Moor Farm is an attractive residential farm comprising a 4 bedroom period house, range of modern and traditional buildings and in all sits within around 34 acres situated in a very pleasant and private position yet is within close proximity of Ellerker, Brantingham, South Cave and the A63 road network.

**HOUSE:** A nicely presented detached dwelling, which has been recently extended and modernised and provides well-appointed accommodation comprising; Entrance hall, dining room, study, kitchen, utility room and sitting room. To the first floor is a master bedroom with en-suite, three further bedrooms and bathroom. Outside is ample parking, storage and the property sits within mature landscaped gardens and grounds.

**BUILDINGS:** A good range of buildings comprising modern buildings and traditional range offering potential.

**LAND:** In all, around 34.2 acres situated within a ring-fenced block providing arable, mowing and grazing land which is well fenced.

Joint selling agents: Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP 01653 697820

## DESCRIPTION/BACKGROUND

Whinney Moor Farm is a hidden gem, situated in a very private and peaceful location to the south of Ellerker village, with access off the South Cave to Brough Road, yet close to a wide range of services and amenities.

The sale of Whinney Moor Farm offers an excellent opportunity to acquire a versatile small farm, situated within a ring fence which comprises an attractive traditional 4 bedroom farmhouse with south facing garden, a range of traditional brick and pantile outbuildings, modern buildings and grassland, and the whole extending to approximately 34.2 acres.

The residential accommodation at the property is situated in a period dwelling which has been modernised, extended and re-configured in recent years to provide spacious 4 bedroom accommodation, which is very energy efficient and situated in lovely mature gardens and grounds.

There is a substantial range of traditional courtyard buildings providing useful storage, offering potential for alternative uses subject to consents. There is also a separate yard area and access to good quality modern storage buildings.

In all, the property sits within an attractive ring fence of around 34.2 acres providing mowing and grazing land, which is also capable of producing arable crops.

The property is ideal for those with smallholding or equestrian interest, who want a rural yet accessible base that has good quality local facilities nearby.

## LOCATION

Whinney Moor Farm is accessed over a private single track lane from Cave Road. There is additional access to the grassland from Sands Lane, Ellerker.

The property is half a mile from the well-regarded unspoilt village of Ellerker, which is 14 miles west of Hull at the foot of the Yorkshire Wolds.

The historic market town of Beverley is situated approximately 12 miles to the northeast and both South Cave and Brough are 2 miles away, all of which provide a good range of local services and amenities including a choice of primary schools, public houses/restaurants, shops, petrol stations and doctor's surgeries. There is also an excellent range of sports, leisure and recreational facilities, including the highly regarded Brough Golf Course. South Hunsley Secondary School is 3 miles away in Melton, and there is a choice of private schools in Hull. Despite the rural location, there is immediate access to the A63 leading to Hull to the east and the M62 motorway network to the west. Brough has a mainline railway station with direct services to London Kings Cross.

The town and locality have an excellent range of sports, leisure and recreational facilities.

The historic City of York is within 30 miles and provides a further range of services and amenities, including a mainline train station providing links to London within 2 hours.

## HOUSE

The residential accommodation is situated in a period house constructed of brick under a pitched and hipped roof with pantile covering and has PVCu double glazed windows and doors, and a very pleasant south facing rear garden and orchard.

The accommodation comprises:

## GROUND FLOOR

## ENTRANCE HALL

4.47m x 1.73m (14'7" x 5'8")



Ceiling coving, inset lighting, bullnose brick window reveals, brick door reveal, staircase off, under stairs cloaks cupboard and oak flooring.

## CLOAKROOM

1.86m x 1.75m (6'1" x 5'8")



Inset lighting, bullnose brick window reveals, pedestal washbasin, low flush WC, tiled flooring and radiator.



## OFFICE

4.38m x 2.05m (14'4" x 6'8")



Ceiling coving, inset lighting, shelved alcove, oak flooring and underfloor heating.

## DINING ROOM

4.58m x 4.29m (15'0" x 14'0")



Ceiling coving, inset lighting, bullnose brick window reveals, oak flooring and radiator.

## LIVING ROOM

5.80m x 4.21m (19'0" x 13'9")



Ceiling coving, log burner set in brick fireplace with quarry tile hearth and oak mantel, glazed patio doors and French windows to the garden, oak flooring and underfloor heating.

## DINING KITCHEN

5.71m x 4.23m + 3.57m x 1.91m (18'8" x 13'10" + 11'8" x 6'3")



Inset lighting, part tiled walls, ceramic 1.5 bowl sink unit with mixer tap, range of wall and base units with fitted work surfaces incorporating Lamona electric oven and hob with extractor hood over, Bosch dishwasher, Lamona larder fridge, electric AGA in tiled inset, tiled flooring and underfloor heating.

## ENTRANCE LOBBY

1.82m x 1.75m (5'11" x 5'8")



Inset lighting, door to garden and tiled flooring.

## UTILITY ROOM

3.36m x 2.17m (11'0" x 7'1")

Inset lighting, part tiled walls, Belfast sink with solid Beech drainer, range of wall and base units, coat rack, plumbing for washing machine, door to side and tiled flooring.

## FIRST FLOOR

## GALLERIED LANDING

6.21m x 2.20m (20'4" x 7'2")



Built in airing cupboard and radiator.

## MASTER BEDROOM

6.14m x 4.61m (max) (20'1" x 15'1" (max) )



Inset ceiling lighting, exposed ceiling beams, built in wardrobes and shelving with store cupboards over and pine doors, pine flooring and two radiators.

## EN-SUITE

2.05m x 1.67m (6'8" x 5'5")



Velux roof light, tiled cubicle with Mira electric shower, pedestal washbasin with light and shaver point over, low flush WC, chrome heated ladder towel rail and pine flooring.

## BEDROOM 2

4.29m x 3.65m (14'0" x 11'11")



Ceiling coving, cast iron open fireplace, built in wardrobe with store cupboard over and radiator and double aspect windows.

## BEDROOM 3

3.66m x 3.61m (12'0" x 11'10")



Ceiling coving, cast iron open fireplace, built in wardrobe, two wall shelves and radiator.

## BEDROOM 4

3.62m x 2.43m (11'10" x 7'11")



Ceiling coving and radiator.



## FAMILY BATHROOM

3.35m x 2.04m (10'11" x 6'8")



Inset ceiling lighting, fully tiled walls, cubicle with plumbed Grohe shower, panelled bath, pedestal washbasin, electric light and shaver point, low flush WC and towel radiator.

## OUTSIDE



The property benefits from an extensive, externally lit, south facing garden with paved areas and paved and gravel patio off the living room together with lawns, well-stocked flower and shrub borders with small pond.

A very attractive feature of the garden is an octagonal timber framed Summer House with thatched roof, canvas let down side and decked flooring. In addition, there is a fenced vegetable garden with aluminium framed Greenhouse, raised beds and a water supply and a fenced orchard stocked with plum, pear, apple and cherry trees.

A brick and pantile roof boiler house is attached to the southwest wall of the house.

## BUILDINGS

The property benefits from a good range of buildings situated in a separate large yard to the north of the house. The buildings provide stabling/loose boxes, workshops, storage and include machinery and produce storage and livestock housing.

The buildings comprise as follows:

## OPEN FRONTED GARAGE/GENERAL PURPOSE STORE

15.63m x 8.30m (51'3" x 27'2")



3 bay steel frame with concrete panel and concrete block walls, boarded and steel profile cladding, mono-pitched steel box profile roof, concrete floor, concrete apron with overhang, power, lights and water.

## WEST RANGE OF BRICK AND PANTILE ROOF BUILDINGS

20.80m x 4.30m (68'2" x 14'1")



Comprising  
General Store with light and power.  
Hobby Room with timber panelled walls, workbench, boarded floor and light.  
Workshop with metal and wood work benches, storage units, light and power.  
Tack Room with timber panelled wall, work bench and light, external tap.



**SOUTH RANGE OF BRICK AND PANTILE ROOF BUILDINGS**

23.50m x 5.50m + 8.80m x 4.80 (77'1" x 18'0" + 28'10" x 15'8")



Comprising:  
Garage with electric roller shutter door, boarded ceiling storage units, 3 phase electricity and light; Two stables with lights; Feed Barn with 3 phase electricity and light; Stable/Field Shelter with light and two large Stables with troughs, water and light.

**NORTH RANGE OF BRICK AND PANTILE ROOF BUILDINGS**

23.35m x 4.50m (76'7" x 14'9")

Comprising:  
7 bay General Storage/Pens open to the Foldyard with water.

**COVERED FOLDYARD**

23.24m x 12.85m (76'2" x 42'1")

Timber pole and steel box profile roof with two floodlights incorporating corner Lambing Pen and two concrete blocked walled Stables with water, enclosed by a brick and concrete block rear wall with boarded cladding above.

**OPEN FRONTED GENERAL PURPOSE STORE**

18.34m x 9.27m (60'2" x 30'4")



Timber pole with part concrete block walls, steel box profile and timber cladding, steel box profile and corrugated steel roof, earth floor and floodlight.

**STRAW BARN**

18.32m x 36.77m (60'1" x 120'7")



Modern 6 bay steel portal frame Straw Barn with fibre cement roof incorporating solar panels, 6.70m to eaves, concrete/hardcore floor, concrete panel walls and Yorkshire Board cladding and access gates to the two east bays and adjoining solar panel inverters with power supply.

**LAND**

In all, Whinney Moor Farm extends to approximately 34.20 acres in total. The land comprises two small grass paddocks situated to the south of the farmstead, a tree belt with wild flowers to the north of the farmstead, two parcels of grassland, a grass track and further tree belt. The remainder of the land comprises the access lane and farmstead.

All the grassland parcels are well fenced and have water supplies. The parcels north of the farmstead are all interconnected to allow easy movement of livestock. A new hedge was planted along the northwest boundary of parcel SE9228 2069 two years ago and there is a well-grown line of young trees planted along the northwest boundary of parcel SE9228 3575.

The land is flat and lies approximately 3m to 7m above mean sea level with the access rising to 22m above mean sea level.

**LAND CLASSIFICATION**

The land is shown as Grade 2 on the MAFF provisional Land Classification Map of England and Wales.

**SOIL TYPE**

The soil is described within the Landbeach Series as a slightly stony sandy loam overlying chalky gravels, permeable and good general purpose soil well suited to cereals, oilseed rape and root crops.

**GENERAL INFORMATION - REMARKS & STIPULATIONS**

**BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES**

All the eligible arable land is registered on the Rural Payments Agency's Land Parcel Information System and has been eligible under the Basic Payment Scheme. The vendors will retain any current and future delinked payments.

## **DRAINAGE**

Parcel SE9228 2069 was underdrained in 2024. A plan of the scheme is available for inspection with the vendors.

## **EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

The property is sold subject to and with the benefit of all rights of way, whether public or private, rights of light, support, drainage, water, electricity and other rights together with all existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not.

There are overhead electricity lines on wooden poles, subject to a Northern Powergrid wayleave, across the property.

There is a public right of way and a private right of way across the access lane and a right of way in favour of the owner of land to the south of the property over the access lane.

## **SPORTING, TIMBER & MINERAL RIGHTS**

The sporting timber and mineral rights are in hand and included in the sale.

## **BOUNDARIES**

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

## **METHOD OF SALE**

The farm will be offered for sale as a whole by private treaty. To register an interest, arrange a viewing or for any further information please contact the following agent:

Hornseys

Martin Swann MRICS FAAV

Tel: 01430 872551 mobile: 07711 200854 email:

[martinswann@hornseys.uk.com](mailto:martinswann@hornseys.uk.com)

## **GENERAL INFORMATION**

Planning: East Riding of Yorkshire Council 01482 393939.

[www.eastriding.gov.uk](http://www.eastriding.gov.uk)

What3Words [///forkful.shades.glorified](https://www.what3words.com/forkful.shades.glorified)

## **SERVICES**

Mains water and electricity are connect to the property. 3 phase electricity is connected to some of the buildings. Drainage is to a septic tank and a ground source heat pump provides heating and hot water to the farmhouse.

## **COUNCIL TAX BAND**

Council Tax Band E

## **NOTICE**

Details and photographs prepared May/June 2025

## **TENURE**

We understand the property is Freehold and registered under the Land Registry Title number YEA89832.

## **ANTI MONEY LAUNDERING REGULATIONS**

In accordance with the most recent Money Laundering Regulations the successful purchaser(s) will be required to provide the selling agents with proof of identity and address once an offer has been submitted and accepted, subject to contract, prior to solicitors being instructed.

## **AGENTS NOTE**

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

## **VIEWING**

Viewing is by appointment with the agents. Tel 01430 872551.

## **POSSESSION**

Vacant possession will be given upon completion, subject to any holdever provision.

## **FREE VALUATION**

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

## **DISCLAIMER**

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

### Ground Floor

Approx. 111.9 sq. metres (1204.0 sq. feet)



### First Floor

Approx. 92.5 sq. metres (996.0 sq. feet)



Total area: approx. 204.4 sq. metres (2200.1 sq. feet)









