



Red House, Egton, North Yorkshire YO21 1TZ

Guide Price £730,000

hendersons.
estate agents



*Red House Farm is a traditional detached stone built farmhouse
& Stunning barns with planning permission granted for three
dwellings, sitting in 5.10 acres.*



Key Features

- Red House Farm is a traditional detached stone built farmhouse
- Generous proportions throughout and is approximately 2,500 sq ft
- Stunning outlook from its elevated position and commands some of the North Yorkshire Moors finest views
- In need of a full programme of renovation and refurbishment
- Planning permission for the conversion of three large barns
- A site meeting is a must to really get a feel for the development potential









Red House Farm is a traditional detached stone built farmhouse which benefits from generous proportions throughout and is approximately 2,500 sq ft. The property has a stunning outlook from its elevated position and commands some of the North Yorkshire Moors finest views across rolling fields and moorland beyond.

This beautiful home is now in need of a full programme of renovation in order to bring it back to its former glory and create a outstanding family home. Many period features remain which would create a talking point in a sympathetic refurbishment.

To the ground floor accommodation comprises entrance hall leading to the sitting room with fireplace, kitchen with solid fuel Rayburn and range of fitted units. The dining room has an open fire and is located just off the kitchen, together with a downstairs shower room with W.C. and wash basin.

To the first floor the property includes four bedrooms, some benefit from the outstanding views. There is a family bathroom and a further W.C. with wash basin which comes in very handy in a large family home.

The second floor is currently arranged as four rooms but is crying out to be converted into, two large bedrooms and possibly a W.C and hand basin on this floor.

Outside the property the southern elevation has a lawned garden with central path, a low stone wall. To the north of the farmhouse there is a large lawned area and paddocks, sitting in approximately 5.10 acres, making this property an ideal for equestrian use or small holding.

If you are looking for a substantially built family home were you can really put your own stamp on it and make it your home then this is the property for you with the added potential of the barn conversions really makes this a unique opportunity.

There is planning passed to convert the stunning barns set within a in beautiful courtyard into principle dwellings offering a three bedroom conversion and 2 x two bedroom conversions, all with gardens a parking.

The full planning permission can be found on the North Yorkshire Moors National Park planning portal under the reference NYM/2021/0832/FL. It should be noted that the barn conversions will be subject to a principle dwelling clause which means these must be the occupiers main residence for at least 80% of the calendar year and no holiday letting is permitted.





MULGRAVE

— ESTATE —

Red House Farm, Egton



Useful Information

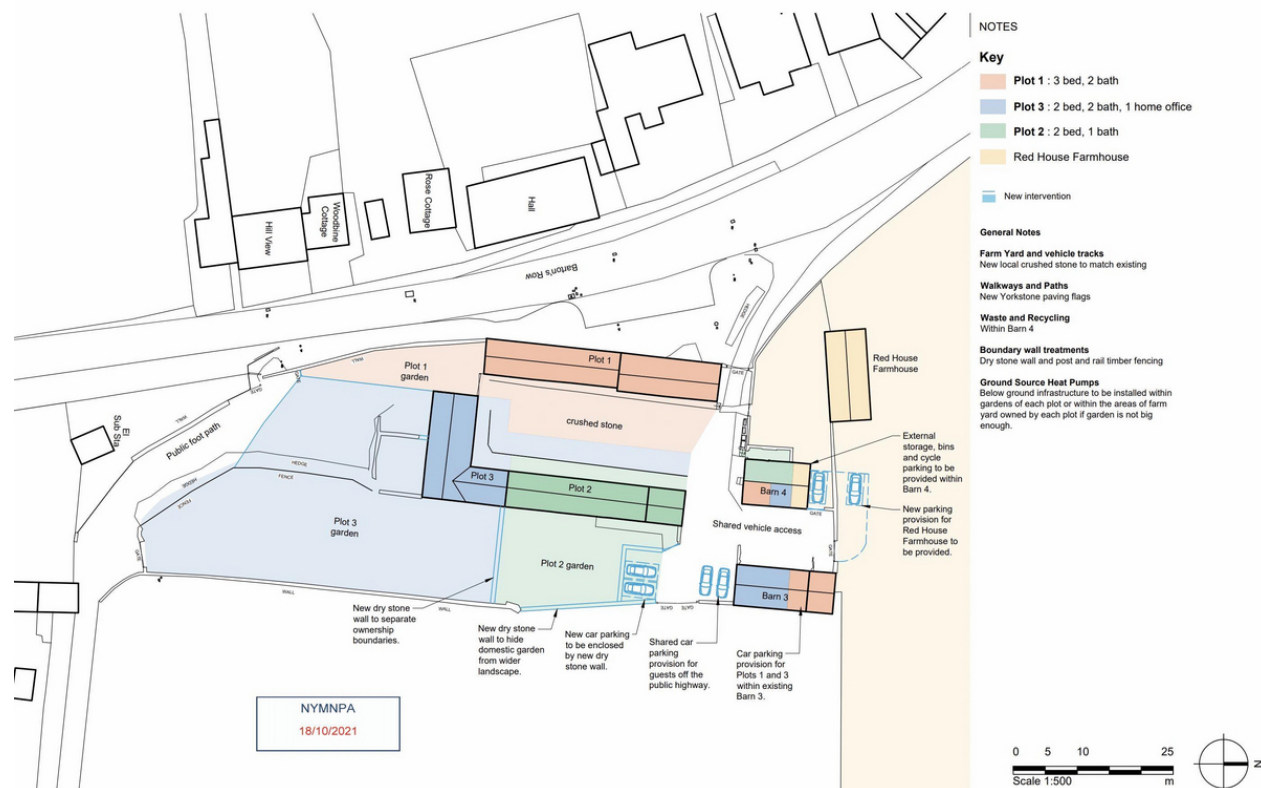
There will also be an overage clause applied on land for any future planning permission/development of 50% for 50 years, in favour of the vendor and his successor

Covenants, Easements and Rights of Way - The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Sales Conditions - The new owner will require written consent/approval from the vendor on any future planning, alterations, extensions and new buildings.

Mineral Rights - The mineral rights are reserved from the sale.

VAT - The purchasers shall be required to provide a VAT certificate 1614D, confirming that they intend to convert the barn for residential use. This allows the Estate to disapply the option to tax the sale at the current VAT rate'



Tenure Type: Freehold
Council Tax Band: F
Council Authority: NYCC