



*Keld Head Farm Cottages*

PICKERING, NORTH YORKSHIRE

**Carter Jonas**

**KELD HEAD FARM  
COTTAGES  
PICKERING  
NORTH YORKSHIRE  
YO18 8LL**

**Established & profitable  
holiday letting business in  
Pickering, gateway to the  
North York Moors, Yorkshire  
Forests and Coast.**

Keld Head Farm Cottages is an established holiday letting business with a 4 bedroom house and 9 spacious holiday letting cottages, situated around an attractive courtyard and large garden with play area, summer house and BBQ area. Some of the cottages include their own private gardens. The site area is 1.235 acres including the owners garden.



**PROPERTY**

Keld Head Farm Cottages was originally a traditional, stone built farm. In 1989 these farm buildings were tastefully converted into holiday cottages by local craftsmen, and since then two new cottages have been added.

**LOCATION**

Keld Head Farm Cottages is ideally located only a fifteen minute walk into the popular market town of Pickering, a bustling and vibrant market town set at the edge of the majestic North York Moors packed with independent shops and markets, a traditional steam railway, a number of eateries and pubs. The North York Moors national park can be accessed in ten minutes by car. Alternatively, if you fancy a day out Whitby, Scarborough and York are all easily accessible.



#### AMENITIES AND OUTSIDE

Children's play area, courtyard, garden, laundry room and garden house

Parking for approximately 12 vehicles.

- Large enclosed garden with furniture, grass maze, sandpit, football nets, badminton net and children's play area.

- Outdoor games equipment (footballs, rackets, toy cars etc).

- Garden house with decked area and barbecue suitable for dining up to 14 people.

- Outside seating area in front of each cottage.

- Private parking on site.

- Laundry facilities.

- Outdoor clothes drying area.

- DVD Library.

- Board Game Library.

- Reception with tourist information.

#### RESIDENTIAL HOUSE - THE CROFT

A two storey 4 bedroom house located at the entrance to the complex with it's own private garden. On the ground floor there is an entrance hall, sitting room, dining room, kitchen, shower room with WC, utility room and office with it's own separate entrance which makes an ideal reception/office for the business.

On first floor there is a landing and 4 Bedrooms. 1 Bedroom with en-suite bathroom, 1 shower room with WC and 1 House bathroom. More recently the property has been extended over the garage to provide an upstairs reception room, giving the potential to split the property and create a one-bedroom apartment with its own private entrance via an external staircase.





The Croft



The Croft



The Croft

## COTTAGES

### The Smithy

A single storey cottage with open plan living area and private garden sleeps 2 people. An ideal cosy cottage for couples.

### Barn Cottage

A two-storey cottage sleeping 4 people with bedrooms and bathroom on the lower floor and spacious living area on the second floor with delightful views over the countryside.

### Mill Cottage - two storey cottage

A spacious two-bedroom cottage with a rustic exposed beam ceiling and a stone fireplace give this cottage traditional character, ensuring a warm and cosy stay. Sleeps 4.

### The Granary - two storey cottage

A characterful two-bedroom cottage offering spacious accommodation and views out onto the courtyard. Sleeps 4.

### The Wheelhouse - single storey cottage

The perfect cottage for a family or a couples retreat. Sleeping up to 5 people this property offers a spacious reception room and eat in kitchen with two large bedrooms.

### Bryre Cottage - single storey cottage

A charming two-bedroom cottage with views over the garden offering a cosy space to relax with family or friends. Sleeps up to 5 people

### Pigeon Cote - single storey cottage

A spacious two-bedroom cottage offering plenty of space, a sitting room with a rustic exposed beam ceiling and a stone fireplace ensure a warm and cosy stay. Sleeps up to 5.



The Smithy



Barn Cottage



Mill Cottage



Granary Cottage



Pasture View

**The Stables**  
This Stables is a one storey, wheelchair accessible cottage offering plenty of spacious accommodation for a larger group. The cottage has three bedrooms, sleeping up to 7 people.

**Pasture View - single storey cottage**  
The largest of the cottages Pasture View is perfect for a family party or a meet-up with friends with it's expansive open plan living area and 4 bedrooms sleeping up to 8 people.



The Wheelhouse



Byre Cottage

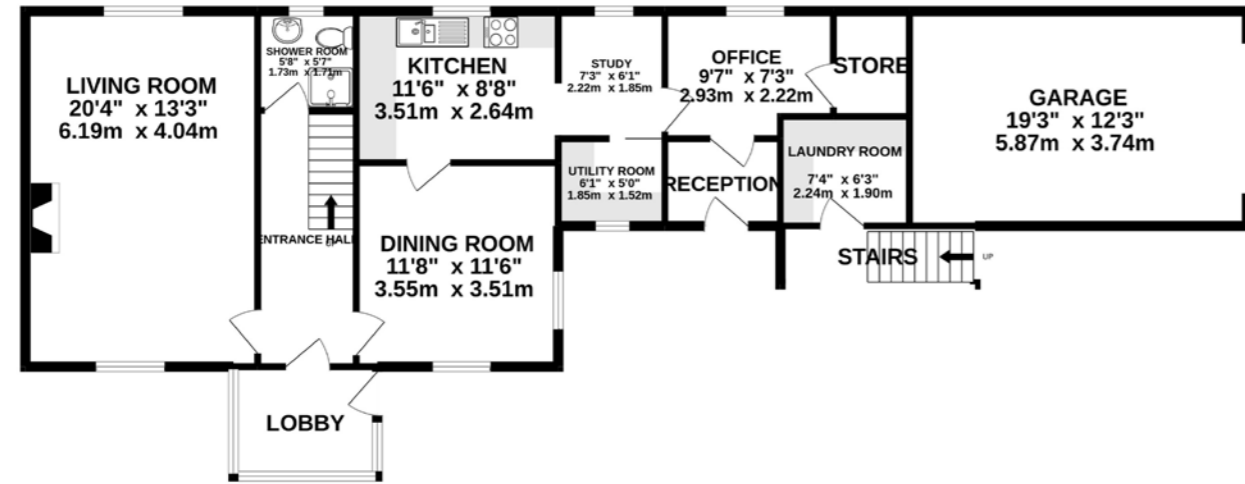


Pigeon Cote

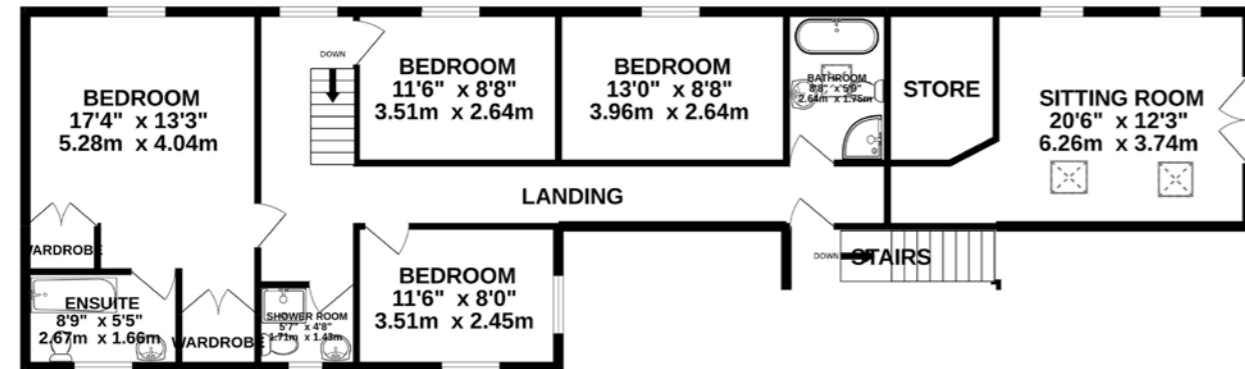


The Stables

**GROUND FLOOR**  
1180 sq.ft. (109.6 sq.m.) approx.



**1ST FLOOR**  
1138 sq.ft. (105.7 sq.m.) approx.



# THE CROFT FLOOR PLAN

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**Approximate area:** 2318 sq ft (215.4 sq m)

Individual floor plans of the 9 cottages are available at request.

## BUSINESS

Keld Head Farm Cottages are open all year round and have 12 month occupational use. The business is VAT registered and was established over 25 years ago with the owners running the business and promoting their website: <https://keldheadcottages.com>.

The business had a gross turnover year ending 2022 of £161,802 excluding the house which is used by the owners as their private home. The previous year ending 2021 of £131,468.

Further trading information can be provided to bona fide purchasers.

The Property, inclusive of 'Forward Bookings for 2023, is offered by private treaty.

## METHOD OF SALE

The property is offered by private treaty with a trade inventory to include furnishings, equipment, fixtures and fittings within the property in relation to the business excluding any personal items.

## VIEWINGS

Strictly by appointment with agents Carter Jonas.



For illustrative purposes only - not to scale. The position & size of doors, windows, appliances and other features are approximate only.



## LEISURE

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## IMPORTANT INFORMATION

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