



**DALE FARM, HUNMANBY, FILEY**  
£1,500,000

**Carter Jonas**



## DALE FARM, HUNMANBY, FILEY, YO14 0JD

Dale Farm, an 18th Century farmstead set in three leafy acres between the gently rolling hills of the Yorkshire Wolds and the stunning Cleveland Heritage Coastline. Offering an eclectic variety of holiday accommodation alongside a beautifully refurbished period farmhouse, the sale presents a wonderful opportunity to take over an established business with opportunity for expansion and diversification.

The farmhouse, currently occupied by the owners, provides beautifully appointed accommodation over 3 floors. Generously proportioned, naturally bright rooms with original features and rural views. There are 2 reception rooms and a conservatory alongside a traditional farmhouse kitchen diner and utility, 3 bedrooms and 2 bathrooms on the first floor, with further living space on the second floor.

Adjoining the farmhouse is a 3 bedroom cottage, currently utilised as guest accommodation. If required, this could easily be incorporated into the main house or used for multigenerational living.

The range of guest accommodation is wonderfully diverse and imaginatively designed; original farm buildings converted to an airy apartment and contemporary studios, woodland cabins, a treehouse, a grain store and a vintage caravan. From a cosy cottage to glamping amongst the trees, a great deal of care and attention to detail has resulted in a superbly unique and profitable business, accommodating a total of 26 guests.

A perfect setting for weddings and events, the outbuildings form a sheltered courtyard with a fabulous "Yorkshireman" bar and an open barn area for entertaining in all seasons. The gardens are beautifully landscaped in sections, offering guests and owners their own slice of peace and privacy, and a productive kitchen garden.

Dale Farm occupies a peaceful position just 2 miles from Hunmanby, located between the coastal towns of Scarborough and Bridlington with Hunmanby Gap and Filey Bay on the doorstep. The largest village in the Yorkshire Wolds, Hunmanby's bustling main street is home to an array of independent shops and restaurants, with a doctor's surgery and leisure centre, regular bus services and a railway station.

Surrounded by breathtaking scenery and beautiful countryside, Dale Farm offers an idyllically located, profitable lifestyle opportunity in a magical setting. [www.dalefarmholidays.co.uk](http://www.dalefarmholidays.co.uk)

## A FABULOUS LIFESTYLE OPPORTUNITY BEAUTIFULLY SITUATED BETWEEN THE YORKSHIRE WOLDS AND HERITAGE COASTLINE.











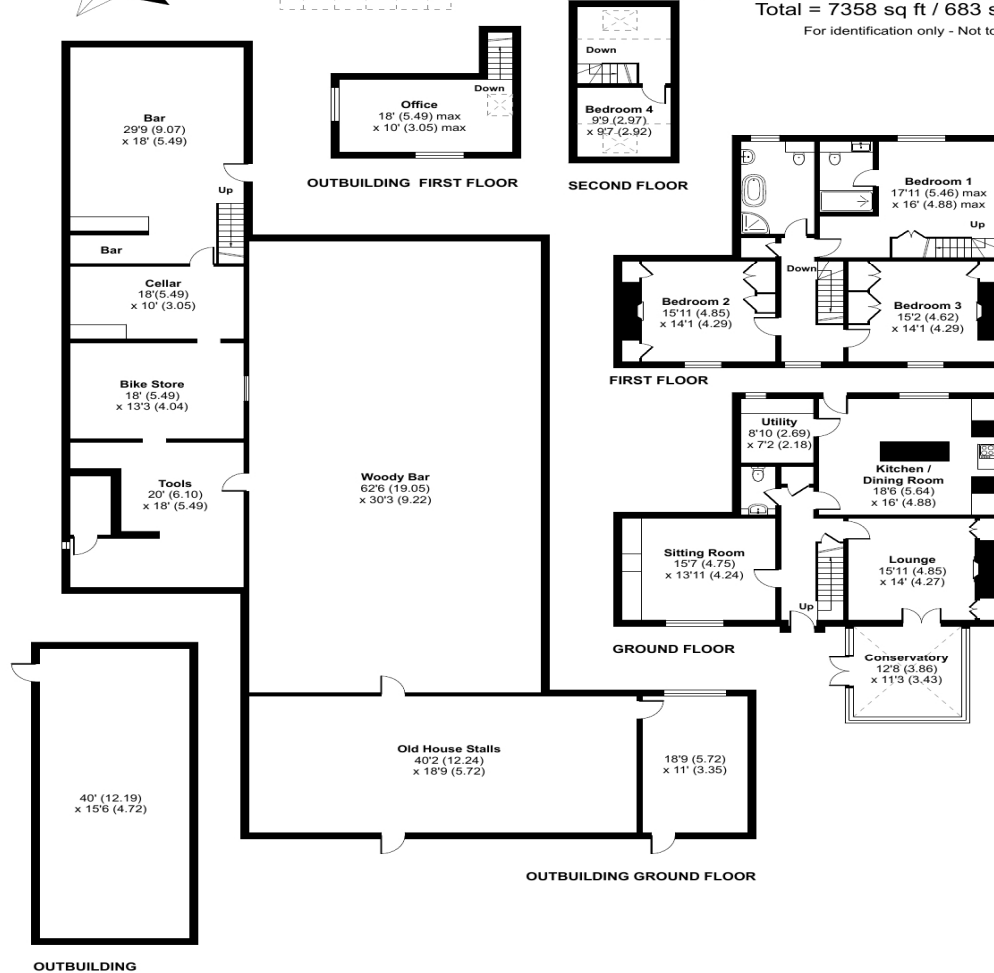


# Bartindale Road, Hunmanby, Filey, YO14

Approximate Area = 2231 sq ft / 207 sq m  
 Limited Use Area(s) = 88 sq ft / 8 sq m  
 Outbuildings = 5039 sq ft / 468 sq m  
 Total = 7358 sq ft / 683 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Rural Scene. REF: 942770

York 01904 558200

york@carterjonas.co.uk  
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
 Offices throughout the UK

## IMPORTANT INFORMATION

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# Bartindale Road, Hunmanby, Filey, YO14

Approximate Area = 1860 sq ft / 172.7 sq m

For identification only - Not to scale

