

Swimming Pool

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Contact

18 Blake Street
 York
 North Yorkshire
 YO1 8QG

E: york@fineandcountry.com

T: 01904 571195

fineandcountry.com



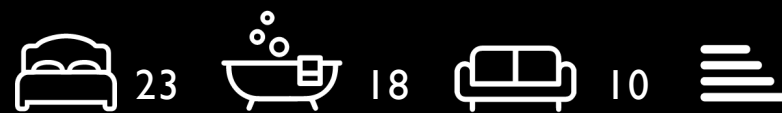
**23 Bed
 Cottage
 located in Wrelton**



High Street
Wrelton
Pickering
YO18 8PG

Asking Price £1,850,000

Freehold



Discover Beech Farm Cottages near North Yorkshire Moors National Park. Enjoy luxury self-catering cottages with a heated indoor swimming pool, playroom, and daily animal feeding. Perfect for families and outdoor enthusiasts, book directly for a unique stay.

Beech Farm Cottages, a stunning 18th-century former farm, offers an exquisite collection of eight luxury holiday cottages on the outskirts of the North York Moors National Park. These cottages seamlessly blend the rustic charm of historic farm buildings with modern comforts such as high-speed Wi-Fi, smart televisions, dishwashers, Nespresso coffee machines, and luxurious Egyptian cotton linens, ensuring a delightful stay.

Exclusive amenities for guests include an indoor heated swimming pool with a built-in spa, a versatile indoor playroom/games room featuring role-play and crafting areas, a toy/book library, an arcade machine, table football, and a large screen. Outdoors, enjoy a farm-themed playground with an in-ground trampoline, sauna, and table tennis, complemented by daily animal feeding sessions. The pool, playroom, and animals are the top three reasons guests choose Beech Farm, highlighting the popularity of these features.

The owners have developed the site to be an all-year-round destination ideal for parents and small children, with one eye on multi-generational and group stays. It's a unique place, the only one of its kind in North Yorkshire. Centrally located in a picturesque village near Pickering, Beech Farm offers easy access to charming towns, scenic countryside ideal for walking and cycling, Michelin-starred dining, historic estates, top-rated beaches, and numerous attractions for guests of all ages.

The property comprises converted farm buildings and the original farmhouse, with two five-bedroom units, two three-bedroom units, three two-bedroom units, and one one-bedroom unit. All accommodations are self-catering. One of the cottages boasts a private garden, while the others share communal spaces, including a charming walled garden perfect for outdoor dining and

barbecues. Each cottage also features bespoke-made oak benches outside.

A strong sense of community thrives at Beech Farm, ensuring lone travelers feel warmly welcomed. Our clientele includes families, walkers, and cyclists, supported by amenities like cycle storage and a bike wash area. Surrounded by stunning countryside yet conveniently close to pubs and shops, our location balances rural tranquility with accessibility. The playroom, along with the pool, is particularly enjoyed by younger guests.

Beech Farm stands apart from lodge parks due to its distinctive character, with all bookings handled directly by the owners, underscoring the success of the business. Currently oriented towards families, there's ample opportunity to expand focus towards wellness or outdoor activities.

Having thoroughly enjoyed nurturing this fantastic business, the current owners are ready to embark on new adventures, offering a unique opportunity for someone else to make their mark here. Don't miss the chance to own this exceptional property!

Please note:

Part A:

- Property Type: Freehold
- EPC Rating House:
 - Beech Royd - E
 - Bracken Brow - D
 - Columbine - D
 - Dove Tree - D

- Farmhouse - E
- Fat Hen - D
- Shepherds Lodge - F
- Tanglewood - D

Part B:

- Parking arrangements:

Private drive leading to ample parking on site - some cottages have their own allocated parking spaces outside them as well as shared parking space

- Number of Rooms:

Bedrooms 23
Bathrooms 18
Of Which Ensuite 4
Total Toilets 18
Reception Rooms 10

for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.

6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.

2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting

