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For Sale



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Craven Garth Farm and Cottages, Rosedale East, Pickering, North Yorkshire, YO18 8RH

sw.co.uk/caravanparks



Craven Garth Farm and Cottages

Attractive farmhouse, 8 holiday cottages, useful farm buildings and pasture land occupying a superb location in the North York Moors National Park

Scenic and popular location in Rosedale

Total landholding of approximately 24.9 ha (61.5 acres)

Four bedroom farmhouse

8 holiday cottages converted from stone barns and stables

Useful range of farm buildings including workshop and cattle sheds

Planning permission for a local occupancy dwelling

Land extends west to the River Seven

Guide Price: £1,500,000

YRK1956

Situation

Craven Garth Farm and Cottages are located in the beautiful valley of Rosedale in the heart of the North York Moor National Park. It benefits from expansive views along the Dale and has frontage to the River Seven.

Rosedale East is a small hamlet situated approximately 1.5 miles northwest of the popular honeypot village of Rosedale Abbey which attracts visitors all year round. The village grew on the back of the iron mine workings with the former railway line now providing a popular circular walk with the history of the former Iron works and Kilns still present. Rosedale Abbey has two popular café, two public houses, a glass studio, primary school, two caravan parks and is very popular with walkers and an ideal base for exploring the North York Moors.

The property is accessed from Daleside Road through the village of Rosedale Abbey which itself is accessed via Cropton Lane and Moor Lane off the A170 Thirsk to Scarborough Road. Other properties in the immediate vicinity include a bed and breakfast, holiday cottages and a Relaxation Retreat.

The farm and cottages are located approximately 9 miles north of Kirkbymoorside, 11 miles northwest of Pickering and 14 miles northeast of Helmsley. There is easy access to the popular North Yorkshire Coast with Whitby 16 miles northeast, Robins Hood Bay 20 miles east and the popular walking and biking area of Dalby Forest is within 24 miles.

What3words: <https://what3words.com/peachy.kite.transmits>

The Property

Craven Garth Farm has been within the same family ownership for around 100 years and occupies over 61 acres of land in Rosedale East. The property enjoys superb views up and down the dale with the land extending down to the River Seven.

Access to the farm and cottages is from a private drive shared with 4 other properties just outside the hamlet of Rosedale East with the land sloping southwest towards the River.

The original farmhouse is situated at the entrance to the property and has an extension which provides a large family home with 4 bedrooms.

The farm business diversified in circa 1991 with the conversion of a former stable block and other stone outbuildings adjoining the farmhouse to create 8 well-appointed holiday letting cottages. The cottages continue to trade well and attract a high proportion of repeat business with the main attraction being the quiet and scenic location which is an ideal base for walkers and outdoor enthusiasts. A public footpath runs through the property and links to local walks in the area. There is scope for modernisation of the existing cottages along with planning permission in place for the conversion of a further stone barn to create a residential dwelling for local occupancy.

A useful range over 20,000 sq ft of farm buildings presently serves a small beef suckler herd. A farm workshop has three phase power and is currently used for agricultural equipment repairs and fabrication.





Farmhouse

A detached traditional farmhouse of solid stone construction beneath a slate tile and pantile covered roof. It has timber framed double glazed windows and night storage heaters. The accommodation extends to a gross internal area of approximately 166 m² (1,781 sq ft) and has far reaching views up the valley to the north. The accommodation would benefit from a degree of modernisation throughout and briefly comprises:-

Ground Floor

Entrance hallway – with stairs to the first floor

Sitting room – dual aspect with views to the garden and open fire

Office / living room – dual aspect

Lounge – central to the house with wood burning stove

Kitchen – with fitted base and wall units

Dining Room – open from the kitchen at the rear of the house with patio doors to the garden

Utility – Utility room with door through to a ground floor shower room with cubicle, WC and wash hand basin

First Floor

Bedroom 1 – double room to the front with dual aspect and built in wardrobes

Bedroom 2 – double room to the rear

Bathroom – with three piece suite

Bedroom 3 – Double bedroom to the front

Bedroom 4 – Double bedroom to the front

Outside there is a lawned garden to two sides which includes picnic benches, a BBQ, chair swing and summer house. The use of the garden is presently shared with the holiday cottages.



Craven Garth Farmhouse



GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.

CRAVEN GARTH FARMHOUSE

1ST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



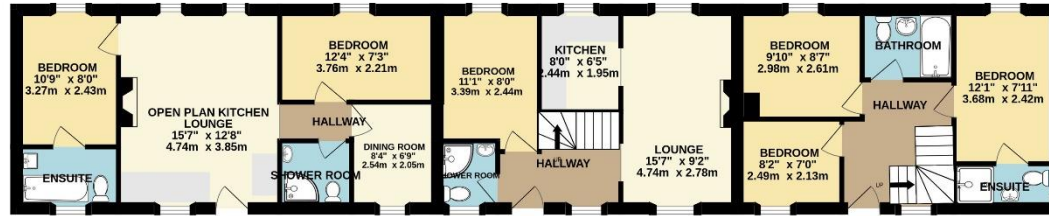
TOTAL FLOOR AREA: 1781 sq.ft. (165.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Holiday Cottages

Cottage 1 - Boothferry

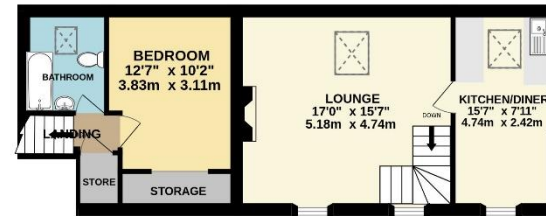
Cottage 2 - Corbywood

Cottage 3 - Valencourt



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

Holiday Cottages

The holiday cottages have been converted across two ranges of former stone stables and barns. All cottages are heated with electric storage heaters and fully furnished and equipped for holiday letting purposes. 7 cottages have wood burning stoves.

Three cottages are situated across the courtyard, opposite the farmhouse and are of solid stone wall construction beneath a pitched pantile roof with timber framed and uPVC double glazed windows. They include:-

Boothferry (photo top right) – A single storey 4-person cottage with double bedroom (ensuite bathroom), open plan kitchen / living area with wood burner, double bedroom, shower room and small dining room.

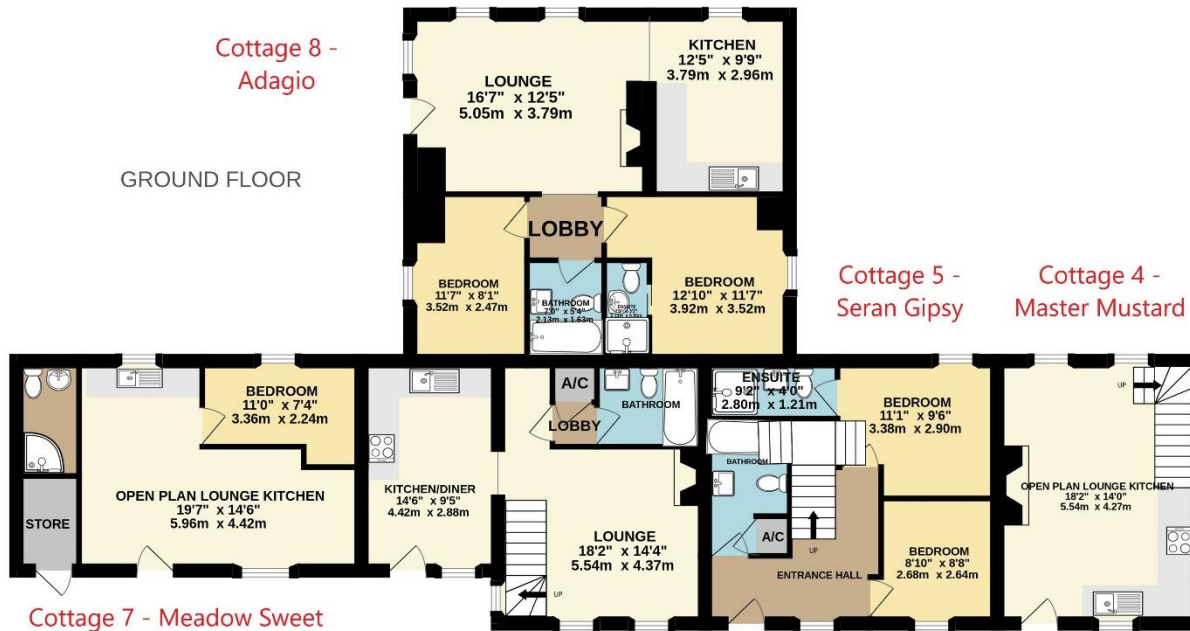
Corbywood (photo bottom left) – A two storey 4-person cottage with hallway, double bedroom, shower room, lounge with wood burner and kitchen on the ground floor with a double bedroom and bathroom with three-piece suite on the first floor.

Valencourt (photo bottom right) – A two storey 4-person cottage with upside down living. The ground floor includes a double bedroom with ensuite shower room, bathroom with three-piece suite, a two single bedrooms. The first floor is open plan comprising a lounge with woodburner and kitchen / dining area separated by the exposed timber roof trusses.



Cottage 8 -
Adagio

GROUND FLOOR



Cottage 5 -
Seran Gipsy

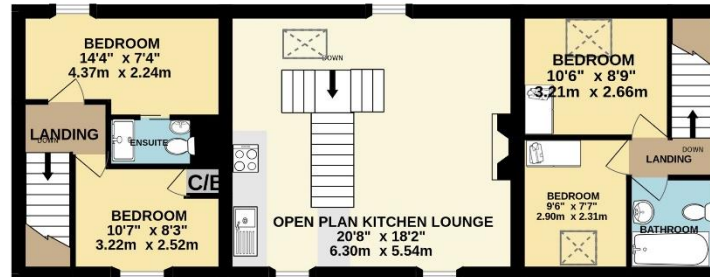
Cottage 4 -
Master Mustard

Cottage 7 - Meadow Sweet

Cottage 6 - Trevena Star

1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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Holiday Cottages

Five further cottages are situated in a range of converted farm buildings to the south of the farmhouse and are of similar solid stone wall construction beneath a pitched pantile roof with timber framed and uPVC double glazed windows. They include:-

Master Mustard (photo top left) – A two storey 2/3-person cottage with open plan kitchen / dining / lounge with wood burner on the ground floor with a double bedroom, single bedroom and bathroom on the first floor.

Seran Gipsy (photo top right) – A two storey 2/3-person cottage with upside down living with an entrance hall, double bedroom with ensuite shower room, single bedroom and bathroom on the ground floor and an open plan lounge with wood burner / kitchen / dining area on the first floor with the kitchen area separated by exposed timber roof trusses.

Trevena Star (photo bottom left) – A two storey 4-person cottage with a lounge with wood burner, kitchen / diner and bathroom on the ground floor with a double bedroom and twin bedroom with ensuite shower room on the first floor.

Meadow Sweet – A small 2-person one bedroom studio cottage with open plan lounge / kitchen and dining area with electric fire, double bedroom and shower room.

Adagio (photo bottom right) – A single storey cottage to the rear sleeping 4-persons. It has a lounge with exposed beams and wood burner, a kitchen / dining room, double bedroom with ensuite shower room, double bedroom and bathroom. Outside it has a private patio area with BBQ and lovely views up the valley

There is a laundry and linen store and a log store.







The Farm Land

The land extends in total to approximately 59.9 acres (24.26 hectares). It all lies below the dale road on the same side as the farmstead, from which it has direct access. It is a ring fenced parcel of land which stretches to the valley floor and River Seven in the bottom. All of the land is gently sloping permanent pasture, typical of the area.

All of the land has benefited from a regular program of reseeding and liberal applications of farmyard manure and looks to be in very good heart. All field divisions are a mix of post and wire fences, dry stone walls and mature hedges and all field divisions are judged to be sound and stock proof. Water is supplied to various troughs fed from springs wherever necessary.





The Farm Buildings

These are situated southwest of the farmhouse and holiday cottages and share the access from Daleside Road. The main access between the sheds are all concrete roads and aprons. The buildings can be summarised as follows:

1	70' x 30'	Farm workshop constructed of stone and concrete panel walling, with Yorkshire boarding under a box profile roof, in 4 bays. Concrete floor, steel framed, large roller shutter doors, with separate pedestrian access door. 3 phase power and light.
2	90' x 40'	6 bay GP cattle yard constructed of concrete block under Yorkshire boarding with reinforced fibre cement roof. Part concrete floor, with large double access doors.
3	120' x 40'	8 bay GP cattle and straw yard, steel framed with concrete panels under Yorkshire boarding and box profiled roof. Part concrete flooring, with 4 bay feed overhang.
4	90' x 22'	A traditional building built of stone under pan tiled roof (half roof being removed) Double doored cart sheds with 2 concrete block stable boxes, with 4 further concrete block stable boxes in the portion with the roof missing.
5	45' x 30'	3 bay stone built GP cattle yard under reinforced fibre cement roof, concrete floor.
6	45' x 30'	3 bay lean-to cattle yard, steel framed with Yorkshire boarding under a box profiled roof, concrete floor.
7	60' x 40'	4 bay cubicle house with steel frame under reinforced fibre cement roof, with concrete floor.
8	60' x 30'	4 bay lean-to GP cattle yard constructed of stone walls under reinforced fibre cement roof, concrete floor.
9	90' x 30'	A stone built lean-to to the traditional range, being a cubicle house under reinforced fibre cement roof, concrete floors.
		Sectional steel outdoor cattle handling system with crush, races and penning gates.
		Hardstanding bale store to the lower end of the yard.







Planning Permission

The property falls within the administrative jurisdiction of North York Moors National Park Authority. Details can be viewed at www.northyorkmoors.org.uk

Planning permission was approved for 6 holiday cottages, a games room and agricultural workers dwelling in 1989 under applications 31070060A and 31070030A. We understand the games room has since been converted to the studio letting cottage (Meadowsweet).

Planning permission NYM/2022/0400 granted consent for conversion of agricultural barn to a local occupancy dwelling approved in December 2022.

Services

Water: From a natural spring, tested annually by the EA

Drainage: Drainage to two septic tanks

Electricity: Three phase supply

Heating : Oil fired central heating to farmhouse with electric storage heaters to the holiday cottages

Wi-Fi: Free Wi-Fi provided to the cottages

Wayleaves, Easements, etc

The property is offered for sale subject to and with the benefit of all wayleaves, easements, rights of way etc whether mentioned in these particulars or not.

Energy Performance Certificates

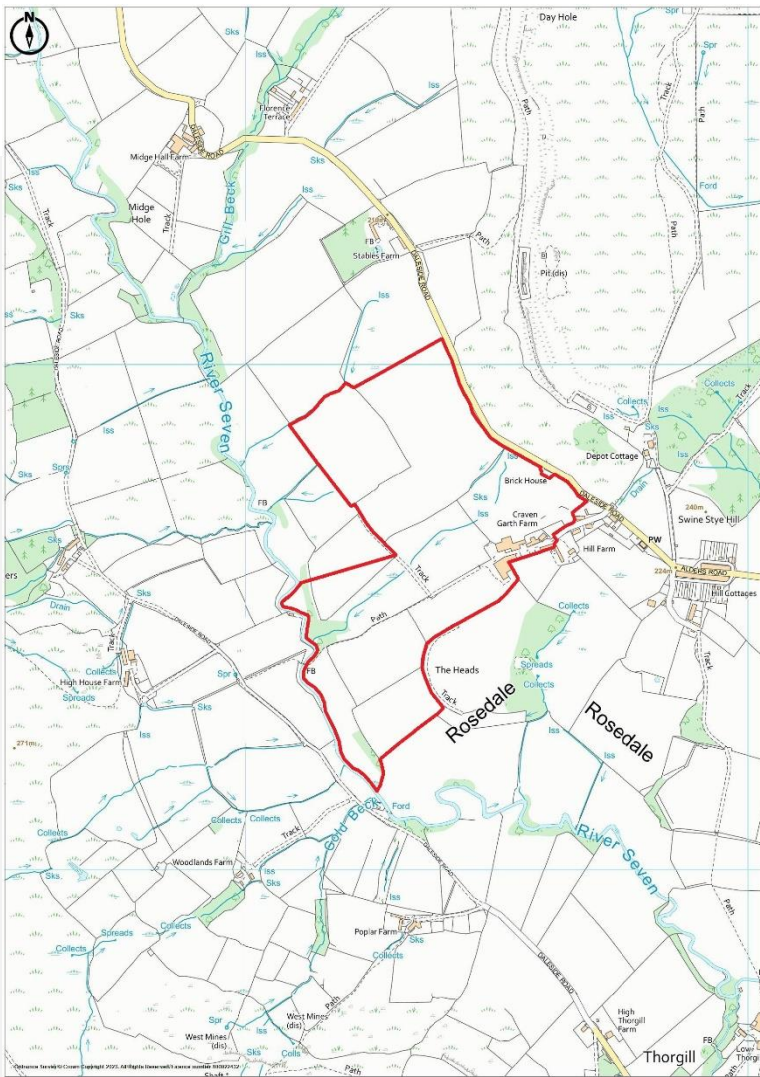
Craven Garth Farmhouse and 7 holiday cottages are assessed within Band D. Meadowsweet Cottage is assessed within Band E.

Copies of the EPC's can be provided upon request or downloaded.

Property Taxation

Craven Garth is assessed within Band G for Council Tax Purposes.

The Holiday Cottages are assessed with a Rateable value of £12,750



Not to Scale

Trading Information

Craven Garth Cottages is VAT registered.

Profit and loss accounts for the year ended 5th April 2022 show total revenue of £173,933 an adjusted net operating profit in the region of £80,000. Copies of profit and loss accounts will be made available on request to seriously interested applicants who have viewed the property.

The holiday cottages are available to let through booking.com, Hoseasons with bookings also available direct via a built-in booking platform on the property website <https://cravengarth.com/>

Weekly cottage tariffs range £590 to £710 per week in December up to £770 to £980 per week in the August holidays. The business currently offers weekly bookings and 3/4 night short breaks. It is estimated that approximately 30-35% of bookings are repeat business.

Tenure – Freehold

The property is held freehold and will be available with vacant possession on completion other than forward bookings in the holiday cottages. Sporting rights are in hand and are included in the sale. Mineral rights are not included in the sale.

Inventory

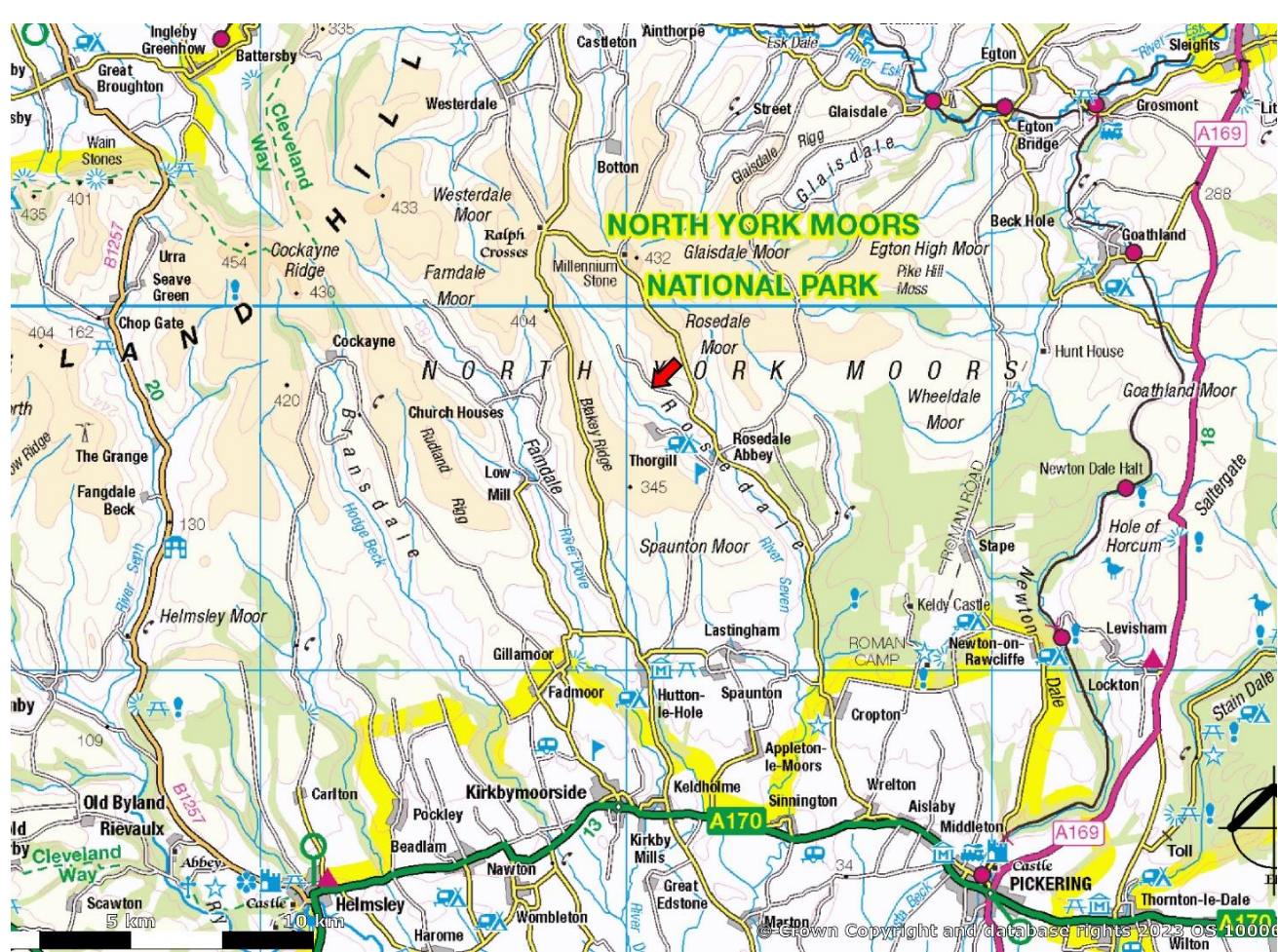
The sale will include all furnishings, fixtures and fittings as seen in the holiday letting cottages. The website will be transferred to the purchaser.

Method of Sale

The freehold property is for sale by informal tender as is offered as a whole as a going concern with regard to the holiday letting cottages.

Guide Price

£1,500,000 (one million five hundred thousand pounds)



SW

RICHARDSON & SMITH

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VIEWING Strictly by prior appointment with NO direct approach or visitors to the property.

Ref: YRK1956

For further information please contact the vendor's Joint Selling Agents Sanderson Weatherall

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YO21 1EA

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification along with proof and confirmation of the source of funding will be required from the successful purchaser prior to solicitors being instructed.

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