



Adam Hymas

BESPOKE PROPERTY

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● Haugh Rigg Farm, West Dike Road, Pickering, North Yorkshire, YO18 8JQ ●

Property Description

A rare opportunity to acquire a charming lifestyle property nestled in the beautiful North Yorkshire countryside—just five miles north of the popular market town of Pickering. Haugh Rigg is a highly versatile smallholding that blends rural living with income potential, featuring a characterful stone-built farmhouse, a successful holiday cottage, additional buildings with planning consent, and a CL caravan and camping site, all set within approximately 3.17 acres.

The Farmhouse:

Positioned to enjoy a south-facing aspect, the main residence is a handsome stone farmhouse with thoughtfully designed living spaces. The ground floor includes a spacious boot room/utility with shower room, a warm and welcoming farmhouse kitchen with breakfast bar, a home office, and a generous dual-aspect living room complete with a wood-burning stove and French doors leading into a large conservatory that opens onto the garden.

Upstairs, the home features three well-proportioned bedrooms. The principal bedroom enjoys an en-suite shower room and fitted wardrobes, while the stylish main bathroom includes a freestanding claw-foot bath and twin basins. Traditional features and tasteful modern finishes create a comfortable and characterful home.

Little Rigg Cottage:

A beautifully converted former barn, now a one-bedroom holiday cottage, Little Rigg Cottage offers open-plan living with a vaulted ceiling, exposed beams, and wood-burning stove. It boasts a stylish kitchen, modern shower room, and a spacious mezzanine bedroom—ideal for guests or continued use as a successful holiday let with strong occupancy and repeat visitors.

Additional Development Potential:

A separate traditional stone building sits within the grounds and benefits from full planning permission for conversion into a two-bedroom holiday cottage. Work has commenced, securing the permission in perpetuity—ideal for expansion of the holiday business or as annexe accommodation.

Outbuildings & Leisure Use:

The property includes a series of agricultural buildings, offering excellent storage, stabling, or potential for further conversion (subject to consents). The northern edge of the land hosts a CL-certified caravan and camping site with electrical hook-ups and washing facilities, well-screened from the main house for privacy and peaceful enjoyment.

Grounds:

In total, Haugh Rigg extends to just over 3 acres, with mature south-facing gardens, ample parking, and open countryside views. The site is ideal for those seeking a rural retreat with business potential, equestrian use, or simply a private countryside escape.



Charming stone farmhouse with modern interior

Successful one-bedroom holiday cottage included

Certified caravan and camping site on-site

South-facing garden in a peaceful rural setting

Two Agricultural Storage Buildings



Location

Haugh Rigg Farm, West Dike Road, Pickering,
North Yorkshire, YO18 8JQ

Situated amidst open fields, Haugh Rigg enjoys a tranquil yet accessible location. The nearby market town of Pickering offers excellent local amenities, schools, and access to the North York Moors National Park and Yorkshire's stunning heritage coastline.



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Entrance Hall
Spiral staircase leading to first floor, Cupboards fitted, Wooden floors, Radiator

Study
2.75 x 1.70 m
Radiator, Internal window to lounge, Telephone point, Fitted desk, Drawers, Oil fired boiler housed in cupboard

Lounge
8.74 x 3.94 m
Log burner stove on raised slate hearth, Carpet, Brick Inglenook style fire place, Window to front aspect, Tv point, Patio doors to front

Kitchen
5.00 x 4.35 m
Range of wall & base units, Granite effect worktops, Ceramic sink, Breakfast bar, Electric stove, Tile & brick feature recess, Tiled splash backs, Wood floor, Window to rear aspect, Window to side aspect

Conservatory
6.00 x 3.00 m
French doors to front leading to the garden, Translucent roof

Cloakroom & Utility
3.63 x 1.70 m
Utility - Window to rear aspect, Door to rear aspect, Base units, Belfast basin, Plumbing for dishwasher, Panelled walls, Tiled floor.

Downstairs cloakroom/shower room - Wash hand basin, W/C, Shower cubicle, Tiled walls, Extractor fan

Landing
Skylight to side, Loft hatch access, Storage in eaves, Carpet

Bedroom One
3.95 x 3.55 m
Ensuite shower room, Window to front aspect, Double room, Radiator, Carpet, Television point, Exposed beams

En-suit
Walk in shower cubicle, Tiled walls, Electric shower, Wash hand basin, Fitted cupboards, W/C, x2 Heated towel rails, Window to front aspect

Bedroom Two
2.75 x 1.80 m
Single room, Window to side aspect, Radiator, Carpet

Bedroom Three
4.98 x 4.35 m
Single room, Window to side aspect, Radiator, Carpet

Family Bathroom
3.94 x 3.64 m
Free standing bath on raised plinth, Window to front aspect, Double wash hand basin with fitted cupboards, Extractor fan, Loft hatch access

Little Rigg Holiday Cottage - Open plan living/Dining room
23.00 x 16.50 m
Vaulted ceiling, Log burner, Window to side aspect, Patio doors to front garden, Stair case to first floor, Window to side aspect, Window to rear aspect, Carpet

Kitchen
Shaker style kitchen wall & base units, Wood worktops, Sink drainer, Logic boiler, Tiled splash backs, Four ring electric hob, Basin, Spotlights, Extractor Hood, Space for Fridge

Shower Room
Walk-in shower, Electric shower, Tiled walls, Wash hand basin, fitted cupboards, W/C, Heated towel rail, Extractor fan, Storage area

Cottage Bedroom
Window to side aspect, Carpet, Double room, Staircase to ground floor, Fitted storage

Two Detached Agricultural Buildings

Outbuilding
Stone-built outbuilding with planning permission granted to convert into two-bedroom holiday cottage,
Section 1(12.5 x 11.8), Section 2(31.6 x 12.5), Section 3(12.5 x 9.6)





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PRS Property
Redress
Scheme



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