



GENNELL HOUSE FARM
FLAXTON, YORK, NORTH YORKSHIRE, YO60 7QT

CUNDALLS
EST 1860



GENNELL HOUSE FARM

FLAXTON
YORK
NORTH YORKSHIRE

Flaxton 1 miles, Strensall 3 miles, York City centre 8 miles, Malton 12 miles, A64 2 miles (All distances approximates)

A PRIVATELY SITUATED RESIDENTIAL AND EQUESTRIAN SMALLHOLDING

Gennell House Farm is conveniently positioned in a private rural location between Malton and York. The property comprises a fully renovated house, range of buildings, 5 van caravan site and in all is situated within around 20 acres of grassland.

House: Sympathetically restored early 18th Century Farmhouse providing almost 2,400 square feet of attractive characterful accommodation with a further 521 square feet of attic space yet to be developed but could create a superb master suite of rooms. Outside there are attractive south facing mature gardens and grounds.

Buildings: A large range of buildings totalling over 12,000sq.ft of floorspace providing stables, workshops, machinery and produce storage.

Land: In all the land extends to approximately 19.8 acres comprising grazing and mowing land and has previously produced cereal crops.

Caravan Site: The property includes a well established 5 van CL caravan site providing electric hook-ups and amenity block.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,500,000

DESCRIPTION / BACKGROUND

Gennell House Farm is a privately situated residential farm comprising a fully renovated period house, large range of buildings, 5 van CL caravan site and in all is situated within around 20 acres

The property is situated in a rural yet accessible position around 1.5 miles north of Flaxton village between Malton and York and with quick and easy access onto the nearby A64.

Within the last twenty ears the current vendors have meticulously renovated the from a near derelict state and completely restored to create a comfortable and characterful family home.

The house was extended into the former dairy and blacksmith shop and comprises in total 2,391 square feet. In brief, entrance hall, a pair of front facing reception rooms; one with an open fire and the other with a multi fuel stove. A central dining hall with a mezzanine gallery above, large farmhouse kitchen with French windows out to the garden, study, utility room and a contemporary, architect designed, oak framed modern garden room with doors which open out onto the orchard. To the ground floor is a large ground floor bedroom and separate bathroom with shower. To the first floor are two large double bedrooms, both with en-suite bath or shower rooms and to the second floor is the attic which has the necessary electric and plumbing supplies in place and could potentially be converted to create further living accommodation if required.

There is a large range of building providing storage, workshop and stabling facilities.

The land is situated in a ring fenced block and provides productive grazing and mowing land but has previously produced high quality cereal crops.

There is the addition of a 5 van CL certified caravan site generating a useful income.



LOCATION

The farm is located in a private rural position, in open countryside and is accessed off a council maintained which links Flaxton and Sheriff Hutton. The farm is then approached along a private drive around 1 mile north of Flaxton village.

Flaxton is a popular rural village located between York and Malton and providing excellent access to York and the A64.

The village benefits from a public house and there is also Sandburn Hall which includes a golf course and popular restaurant.

The very well serviced village of Strensall is only 3 miles west and includes a wide range of services including school, doctors surgery, shops, public houses and other facilities.

The centre of the historic City of York is situated only 8 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

An appealing Grade II listed, early 18th Century Farmhouse providing almost 2,400 square feet of attractive characterful accommodation with a further 521 square feet of attic space yet to be developed but could create a superb master suite of rooms. The accommodation comprises:



GROUND FLOOR

ENTRANCE HALL

4.00 m (13'1") x 1.88 m (6'2")

Timber panelled door with window lights over. Stairs to the first floor with understairs cupboard. . Engineered oak flooring. Radiator.

LIVING ROOM

4.00 m (13'1") x 4.00 m (13'1")

Sash window to the front elevation. Period basket fireplace with tiled insert and carved timber surround and a tiled mantel piece. Wall lights. Exposed beam. Television point. Radiator.

RECEPTION HALL

4.80 m (15'9") x 3.90 (12'10")

Part vaulted room. Casement window to the front. Engineered oak floor. Feature Fireplace set within chimney breast with exposed brickwork. Radiator. Conservation roof light.

SITTING ROOM

4.70 m (15'5") x 3.75 m (12'4")

Sash window to the front elevation. Inglenook fireplace housing cast iron wood burning stove set on a tiled hearth and with an inset beam. Wall lights. Exposed beam. Television point. Radiator. Inset oak joiner built bookshelves

OFFICE

3.20 m (10'6") x 2.00 m (6'7")

Dual aspect room with windows to the rear and side. Grant oil fired boiler. Airing cupboard housing the hot water cylinder. Radiator. Recessed ceiling lights. Electric fuses. Telephone point.

INNER HALL

2.67 m (8'9") x 1.00 m (3'3")

French windows to the front. Tiled floor.

GROUND FLOOR SHOWER ROOM

2.50 (8'2") x 2.40 m (7'10")

Low flush WC. Wash hand basin. Bath with tiled surround. Fully tiled walk in shower cubicle. Wall light point. Radiator. Window to the side. Loft inspection hatch. Extractor fan.

UTILITY ROOM

3.20 m (10'6") x 1.90 m (6'7")

Limestone flooring. Radiator. Automatic washing machine point.

GARDEN ROOM

3.70 m (18'8") x 5.70 m (12'2")

Oak frame construction with a triple aspect. Vaulted ceiling with exposed cruck beam. French windows opening out onto the garden. Limestone floor. Radiator.

FARMHOUSE KITCHEN

7.40 m (24'3") x 4.50 m (14'9")

Triple aspect room with French doors opening out onto the south west facing terrace. Bespoke fitted kitchen with granite work tops incorporating double bowl Belfast sink unit. Stoves dual fuel seven burner, four door oven with extractor fan. Flagstone floor. Radiator, integrated dishwasher. Andy good hall local. Radiator. Wall light points. Recessed ceiling lights. Telephone point.

GROUND FLOOR BEDROOM

4.50 m (14'9") x 4.50 m

Pair of casement windows to the side. Pair of radiators.

FIRST FLOOR

LANDING

4.14 m (13'7") x 1.84 m (5'11")

Sash window to the front.

BEDROOM

4.70 m (15'5") x 4.00 m (13'1")

Period basket fireplace set within a carved surround. Sash window to the front. Radiator. Oak beam. Wall light point.

EN-SUITE SHOWER ROOM

3.20 m (10'6") x 2.00 m (6'7")

Corner shower cubicle with tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan. Casement window to the rear. Wall light point.

BEDROOM TWO

4.10 m (13'5") x 4.00 m (13'1")

Period basket fireplace set within a carved surround. Sash window to the front. Radiator.

EN-SUITE SHOWER ROOM

3.23 m (10'7") x 2.00 m (6'7")

Corner shower cubicle with tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan. Casement window to the rear. Exposed beam. Recessed lights. Wall light point.

THE GALLERY

4.20 m (13'9") x 2.20 m (6'7")

Wrought iron and oak balcony. Radiator. Wall light points. Exposed beams. Exposed brick archway

ATTIC

11.00 m (36'1") x 4.40 m (14'5")

Plumbing and electrics in place. Pair of sash windows to either end.

OUTSIDE

The grounds surrounding the farmhouse have been landscaped to create a beautiful cottage style garden, with stone terrace ideal for outdoor entertaining, rose and flower borders, lawn, vegetable garden and an orchard.



BUILDINGS

The property benefits from a large yard area and a useful range of traditional and more modern general purpose agricultural buildings.

The buildings comprise a range of generally modern general purpose buildings which provide over 12,000ft² of accommodation and include general purpose machinery and produce stores, workshop and stabling. The majority of buildings provide electric, light and power.

The buildings may offer potential for alternative uses subject to planning consents.

The buildings comprise as follows (numbers relate to aerial plan)

1. HAY BARN AND LEAN-TO

330sq.m / 3,552sq.ft

Steel frame building with concrete floor. Tin sheet roof and cladding

2. CARAVAN AMENITY BLOCK

19.2sq.m / 206sq.ft

Block construction with tin sheet roof. Fully serviced amenity building with W.C and shower facilities.

3. GENERAL PURPOSE BUILDING

285sq.m / 3,067sq.ft

Steel portal frame building with concrete block walls, concrete floor. Fibre cement roof.

4. WORKSHOP/SPRAY ROOM

35sq.m / 376sq.ft

Brick construction. Concrete floor. Fibre cement roof.

5. COVERED YARD

140sq.m / 1,506sq.ft

Steel frame. Tin roof. Concrete floor. Timber double doors to the rear.

6. GENERAL PURPOSE STORE

204sq.m / 2,185sq.ft

Steel portal frame building. Concrete floor. Fibre cement roof and side panels.

7. TRADITIONAL STORE

60sq.m / 645sq.ft

Single storey brick building. Fibre cement roof

8. STABLES

79sq.m / 850sq.ft

Block construction with tin roof. Concrete floor. 3 x stables.



LAND AND CARAVAN SITE

Gennell House Farm in all amounts to approximately just under 20 acres.

The land is situated within a ring-fenced block comprising around 16 acres of productive grassland providing good quality grazing and mowing land which has also produced productive cereal crops.

The caravan site covers around 0.5 acres and is nicely situated to the north of the yard and buildings in a private position away from the house. The caravan site includes a small amenity block providing W.C. and shower facilities, a chemical disposal point, washing up facilities and electric hook-ups.

There is around 1 acres of mature woodland to the south west boundary.

The remainder of the land comprises gardens, grounds, yards, buildings and the private roadway.

The land is low lying and flat bordered by post and wire fencing and mature hawthorn hedgerows.

SOIL TYPE

The soil is shown in the Soils Series of England and Wales as primarily being of the 'Dunkeswick' type which are described as '*slowly permeable, seasonally waterlogged fine loam over clay soils*'.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are not included within the sale.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or bridleways crossing the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Sewage treatment plant drainage. Oil fired central heating.
Council Tax: Band F.
EPC: Available to inspect at agents Malton office.
Planning: North Yorkshire Council. 01609 780 780.
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820
Postcode: YO60 7QT
NOTICE:
Details prepared June 2023. Photographs Summer/Autumn 2022.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



FLOORPLANS (not to scale for approximate guidance only)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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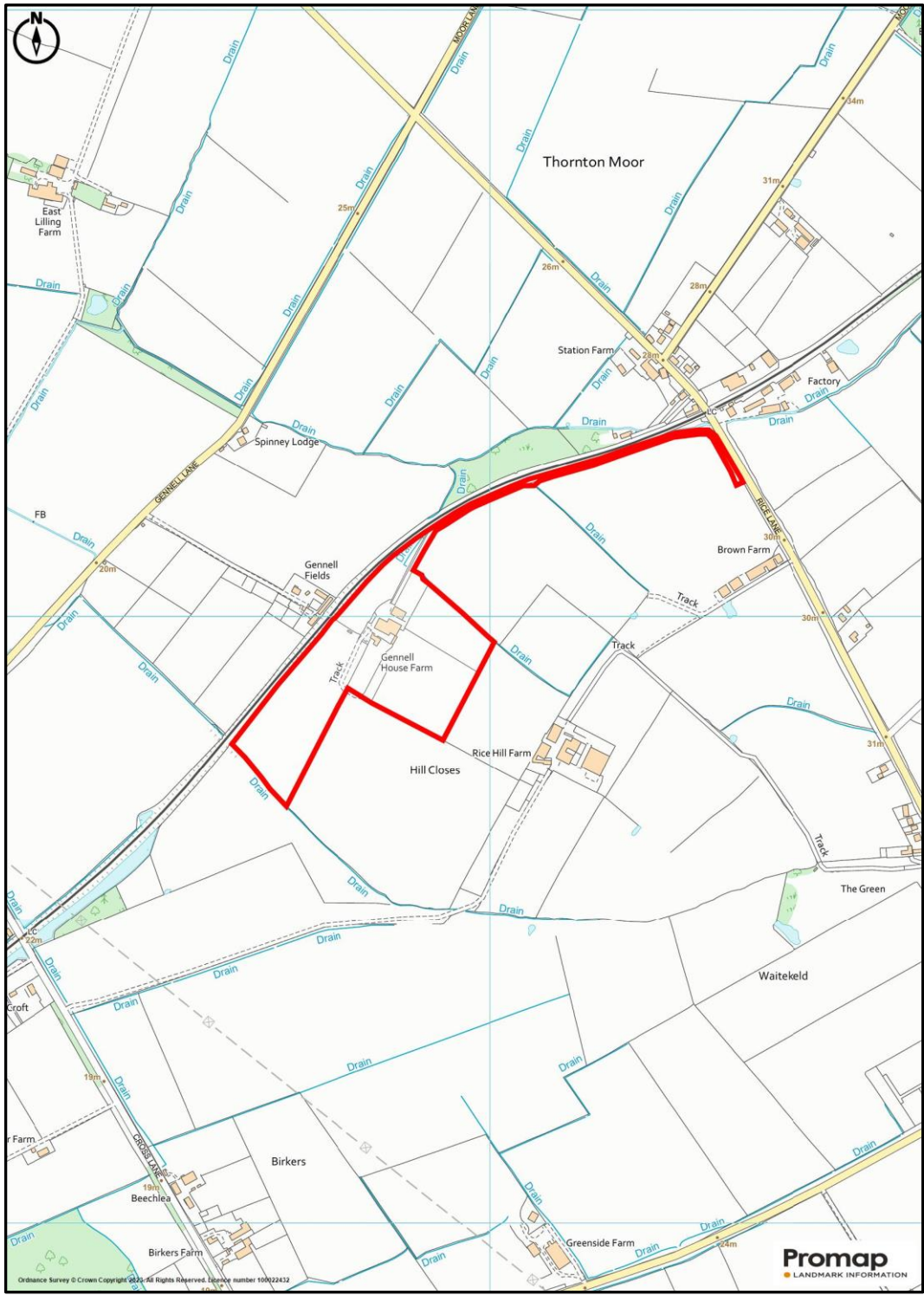
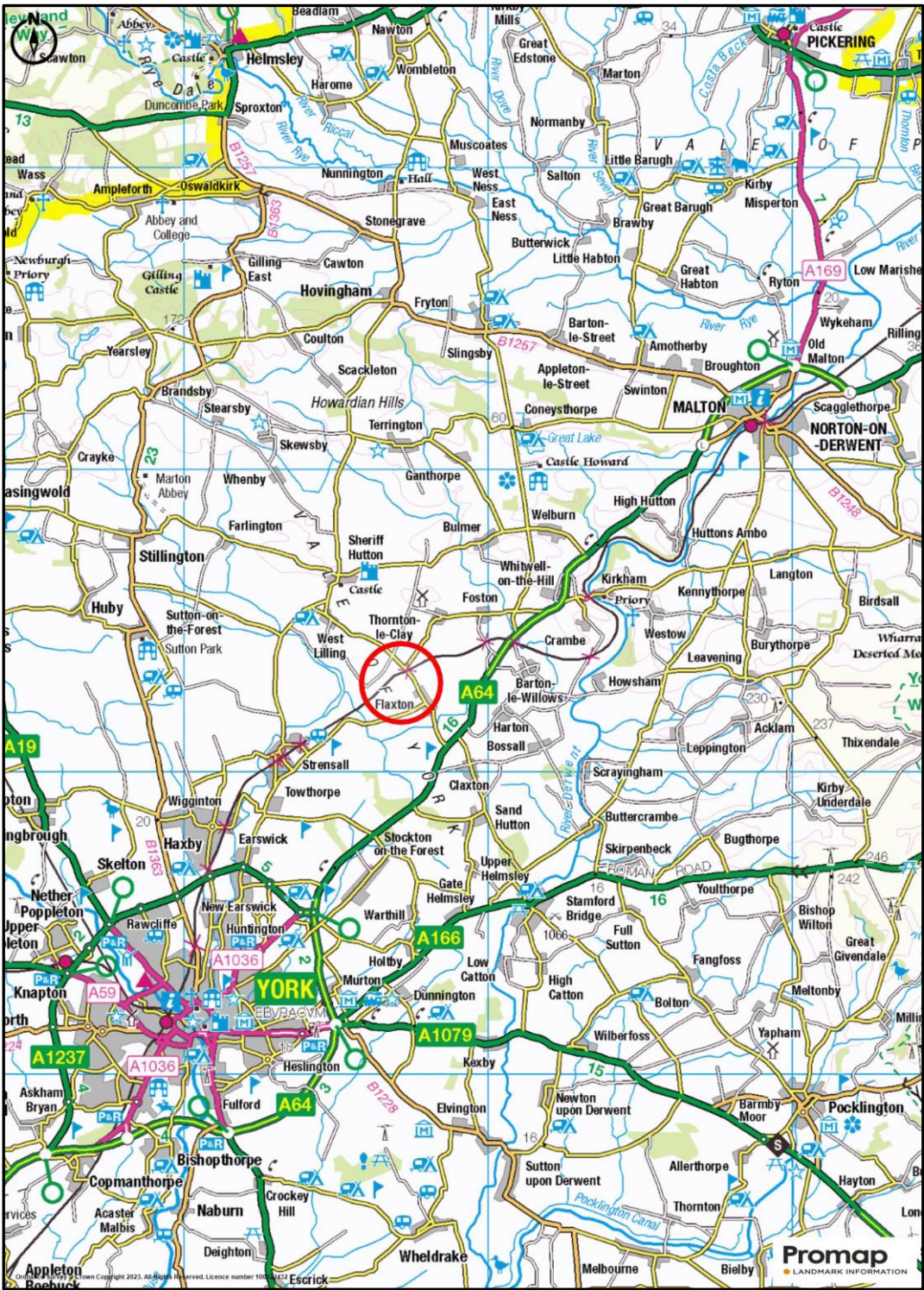


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