

PASTURE HOUSE FARM

SOUTH KILVINGTON, THIRSK, NORTH YORKSHIRE, YO7 2LT

CUNDALLS
EST 1860





PASTURE HOUSE FARM

SOUTH KILVINGTON, THIRSK

NORTH YORKSHIRE

YO7 2LT

South Kilvington 1 mile, Thirsk 1.3 miles, Northallerton 9.0 miles, Easingwold, 12 miles, Ripon 13.7 miles, York 25 miles, Malton 26.2 miles (All distances approximates)

A CONVENIENTLY SITUATED RESIDENTIAL AND EQUESTRIAN SMALLHOLDING

Pasture House Farm is conveniently positioned in a rural setting, on the edge of South Kilvington and the town of Thirsk. The property comprises an attractive, period farmhouse set in a courtyard including three additional cottages, range of buildings and in all is situated within around 49 acres of grassland.

House: An attractive, period farmhouse extending to three-bedrooms, offers comfortable family accommodation. The property is Grade II listed and in brief the accommodation comprises central entrance hall with cloakroom, kitchen diner, living room and garden room to the ground floor. There are three double bedrooms and bathroom to the first floor including master bedroom with en-suite.

Cottages: Set within the adjoining courtyard are three cottages which offer excellent potential for renovation and lending themselves as either permanent lets or for holiday accommodation. The cottages include No.2 one-bedroom and No.1 two-bedroom properties.

Buildings: A large range of buildings providing stables, tack and feed rooms, workshops, machinery and produce storage.

Land: In all the land extends to approximately 49 acres comprising grazing and mowing land suitable for agricultural or equestrian grazing as well as grass cropping.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

LOT 1: *House, cottages, range of buildings and set in 28 acres of grassland*

GUIDE PRICE: £1,000,000

LOT 2: *21 acres of grassland*

GUIDE PRICE: £200,000

WHOLE: *House, cottages, range of buildings and set in 49 acres of grassland*

GUIDE PRICE: £1,200,000

DESCRIPTION / BACKGROUND

Pasture House Farm is a conveniently situated, residential and equestrian smallholding, comprising period farmhouse, courtyard of cottages, range of buildings and in all is set in approximately 49-acres of grassland.

The property is situated in a rural yet accessible position around 1.5 miles equidistant from the village of South Kilvington and market town of Thirsk.

The period farmhouse is Grade II listed and has retained a number of character features, offering a comfortable three-bedroom family home with potential for further development into the adjoining cottage. The accommodation includes a central hallway with cloakroom within, kitchen and living room set off and garden room facing into the enclosed courtyard. There are three double bedrooms and family bathroom to the first floor, including master bedroom with en-suite.

Adjoining the farmhouse is a range of cottages extending to three in total and including No.2 one-bedroom and No.2 two-bedroom properties. They are constructed of brick under pantile roof and extend to a single storey. They provide excellent potential for renovation and to be utilised as either permanent residential lets or as holiday accommodation. They also offer opportunities for multi-generational living.

There is a large range of building providing equestrian facilities including 15 stables, associated tack and feed rooms, machinery and produce storage.

The land is situated in a ring-fenced block and provides productive grazing and mowing land but also could be cereal cropped. In total the land extends to approximately 49-acres and has been split into a number of holding paddocks.



LOCATION

The farm is located in a conveniently situated position, approximately 1.0 mile south of the village of South Kilvington and 1.5 miles north of the popular market town of Thirsk. The property is a short distance from the A19 which provides excellent road links to Thirsk, Teeside, York and further afield.

The village of South Kilvington is situated a short distance northwest and offers a modest range of services and amenities including public house, church, primary school and tourist accommodation.

The popular market town of Thirsk is within walking distance and offers a wide range of services and amenities including range of convenience stores, shops, leisure, recreational and sporting facilities. Thirsk also benefits from educational and healthcare institutes and is well connected with road links including the A19; A61 and A170 and rail links to York and Northallerton.

The town of Northallerton is situated approximately 9.0 miles distant and offers a further variety of leisure and recreational facilities including hoteliers, cafes, food outlets, restaurants and public houses. The town also offers educational and healthcare institutes as well as railway station.

The cathedral city of Ripon is approximately 14 miles southwest and is a popular tourist destination, located on the edge of the Yorkshire Dales National Park and home to Ripon Cathedral, attracting a large number of visitors.

The historic city of York is located approximately 25 miles due south and offers a high-class range of services and amenities as well as being an economic hub for the region. The city benefits from primary, secondary and further educational institutes as well as general hospital. The city is home to mainline railway station providing links to London Kings Cross and Edinburgh Waverley in under 2-hours.



HOUSE

An appealing Grade II listed farmhouse extending to three-bedrooms and providing comfortable family accommodation, whilst also offering the potential to further develop into the range of adjoining cottages. The property is constructed of brick under pantile roof and enjoys mature gardens and stone entrance. The accommodation comprises:



GROUND FLOOR

ENTRANCE HALL

2.13 m (6'9") x 1.79 m (5'9")

Central entrance hall with parquet flooring, exposed timber beams and brick fireplace and surround. Stairs to first floor and cloakroom set off. Radiator.

CLOAKROOM

2.27 m (7'5") x 1.05 m (3'5")

Cloakroom set off entrance hall with tile floor, hand wash basin and low flush W.C.

FARMHOUSE KITCHEN DINER

6.00 m (19'8") x 4.46m (14'8")

Dual aspect room with outlook over the mature, front garden. Fitted wall and base units and electric AGA set within a brick surround. The kitchen has retained period features including exposed beams. The kitchen has a tile floor throughout and timber, sash windows. Radiator

LIVING ROOM

7.13 m (23'5") x 4.08 m (13'5")

Large living room with timber floor throughout, open fireplace set within brick surround and stone hearth. Character features including exposed timber beams have been retained and the living room enjoys outlook over the mature front garden. The garden room is set off. Two radiators.

GARDEN ROOM

5.19 m (17'0") x 2.70 m (8'10")

Light and open garden room with attractive outlook over the enclosed courtyard and cottages.

FIRST FLOOR

LANDING

4.29 m (14'1") x 1.18 m (3'8") plus 3.17 m (10'4") x 1.60 m (5'2")

Large and open landing with bedrooms and bathroom set off.

MASTER BEDROOM

6.25 m (20'6") x 4.49 m (14'9")

Large master bedroom with dual aspect and exposed timber beams. The master is an excellent sized double bedroom enjoying outlook over the front garden and adjoining land. Radiator.

EN-SUITE SHOWER ROOM

3.07 m (10'1") x 2.35 m (7'9")

Corner shower cubicle with tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Extractor fan. Sash window overlooking the front of the property.

BEDROOM TWO

4.26 m (14'0") x 2.82 m (9'3")

Good-sized, double bedroom with sash window to the front garden. Radiator.

BEDROOM THREE

4.12 m (13'6") x 3.40 m (11'2")

Good-sized, double bedroom with period features retained including exposed beams and cast-iron fireplace set within a tile hearth and timber mantle. Radiator.

BATHROOM

3.36 m (11'0") x 2.42 m (7'11")

Well proportioned, family bathroom including roll top bath, pedestal sink and chain flush W.C. Radiator

OUTSIDE

A mature garden including lawned area, mature trees and shrubs dissected by gravel stones entrance is set to the front of the property. The enclosed courtyard is set to the rear of the farmhouse which is flagstone and provides ample parking and outside seating areas. Access is gained to the property off the highway with wrought iron gates and gravel drive to the front and separate driveway wrapping around the back of the property.



COTTAGES



Set to the rear of the property is a courtyard including range of brick and pantile cottages including No.2 one-bedroom cottages and No.1 two-bedroom cottage. They are currently vacant and whilst in need of development, offer the opportunity to renovate and redevelop to form a range of residential or holiday lets.

COTTAGE ONE

Adjoining the main farmhouse, a single storey, one-bedroom cottage. The accommodation comprises:

Kitchen Diner 4.79m (15'9") x 4.19m (13'9")
Open plan, kitchen diner with dual aspect

Bedroom 2.68m (8'10") x 1.79m (5'10")
Double bedroom

Bathroom 2.64m (8'8") x 1.98m (6'6")

COTTAGE TWO

Single storey cottage extending to two-bedroom with the accommodation comprising:

Kitchen Diner 5.14m (16'10") x 2.32m (7'7")
Open kitchen diner.

Bedroom 1 3.88m (12'9") x 3.33m (10'11")
Dual aspect, double bedroom.

Bedroom 2 3.31m (10'10") x 2.76m (9'1")
Single Bedroom

Bathroom 3.28m (10'9") x 1.56m (5'1")

Living Room 5.39m (17'8") x 3.85m (12'8")
Large, dual aspect living room with panelled walls and open fireplace.

COTTAGE THREE

Former one-bedroom cottage that is no longer rated for Council Tax and utilised as additional storage space but offers the potential to redevelop into a one-bedroom property.

Store 3.98m (32'9") x 3.46m (11'4")

Store: 3.79m (12'5") x 3.61m (11'10")

BUILDINGS

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

The buildings comprise a central range of more traditional buildings which are utilised as stabling with associated tack and storage space and a more modern, general purpose building. In total they offer approximately 15 stables of varying sizes which have been let out for equestrian purposes.

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

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

1. FARMHOUSE

2. RANGE OF COTTAGES

3. GENERAL PURPOSE TRADITIONAL BUILDING

250sq.m / 2,670sq.ft.

Brick building with fibre cement sheet roof, utilised as equestrian facilities with stabling, tack and feed room within. Benefits from electric and water supply and includes No.6 substantial stables within.

4. GENERAL PURPOSE TRADITIONAL BUILDING

Brick construction with concrete floor. Includes three stables set within a mono-pitch lean-to and a further three stables and tack room.

5. GENERAL PURPOSE BUILDING

330sq.m / 3,530sq.ft.

Steel portal frame with breeze block and box profile sheet walls to three sides and open fronted. Set under fibre cement sheet roof and with concrete floor. The building benefits from an electric supply.

6. STABLE BLOCK

Timber stable block set on concrete floor and extending to three stalls.



LAND

In all, the land extends to approximately 49 acres and is set within a ring-fenced block. The grassland is utilised for grazing and grass cropping but also offers the potential for cereal cropping. The land also presents opportunities to develop a wildlife haven or tree planting, subject to the necessary consents.

It is sub-divided into a number of paddocks with post and rail fencing and is bordered by mature hedge and trees. The land enjoys a beautiful outlook to the north, south and east over open countryside and the Hambleton Hills.

LOT 2

21-acres of grassland is being offered separately and benefits from a separate access onto the highway. It is also sub-divided into a number of paddocks and enclosed with mature hedge.

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 or in two lots. The sale of the property is being handled by Edward Wilkinson MRICS FAAV. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: edward.wilkinson@cundalls.co.uk

GENERAL INFORMATION

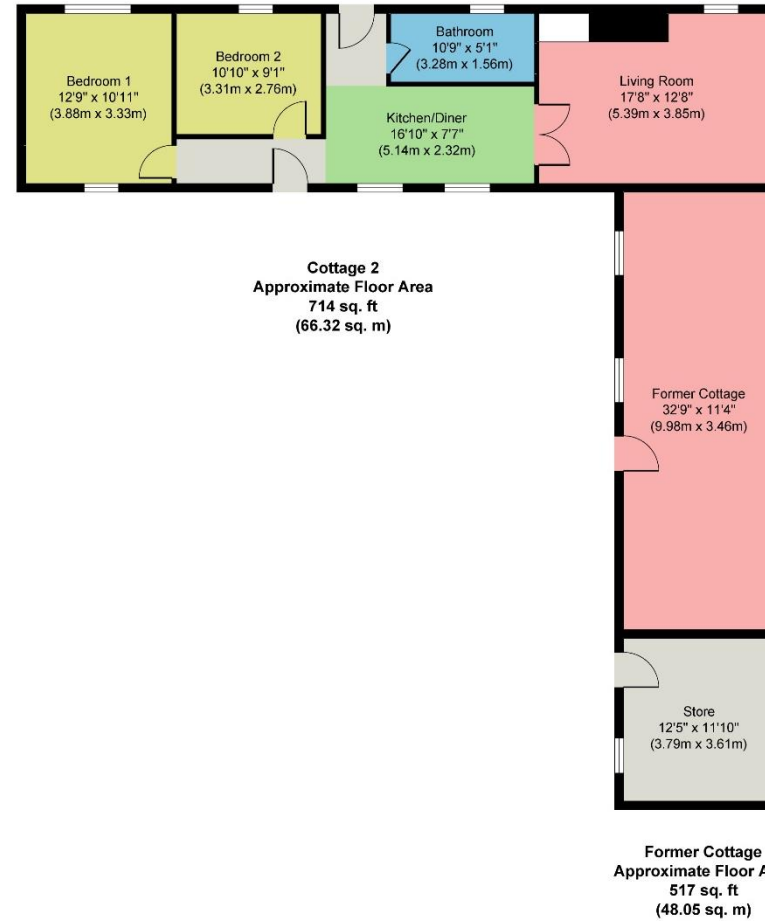
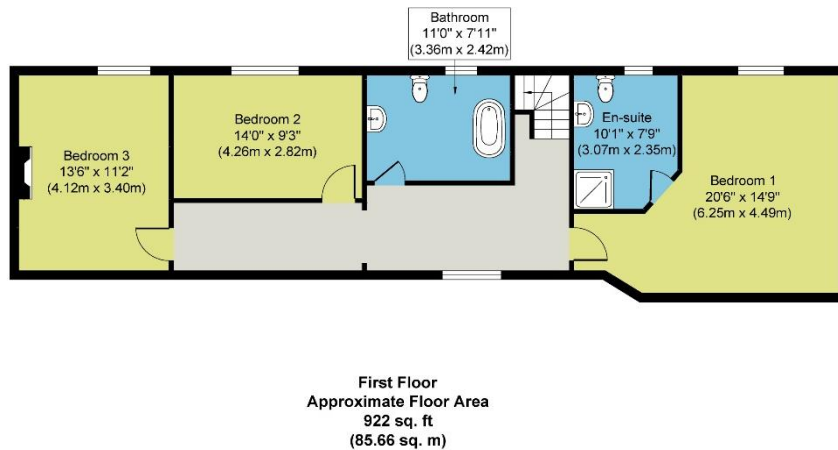
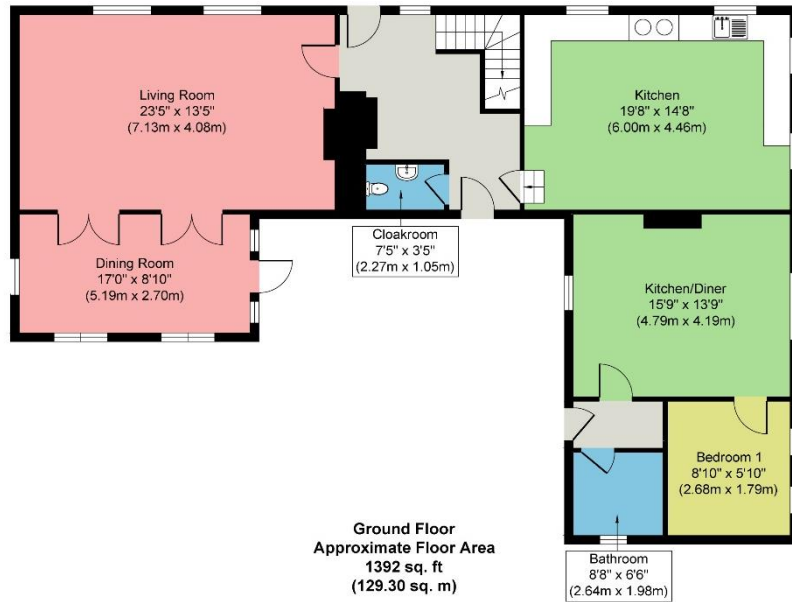
Services:	Mains electric. Mains water. Septic Tank drainage (separate to house and cottages) LPG central heating.
Council Tax:	Farmhouse Band E. Cottage No.1 Band A. Cottage No.2 Band A
EPC:	Available to inspect at agents Malton office.
Planning:	North Yorkshire Council. 01609 780 780. Formerly Hambleton Council
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:	YO7 2LT

NOTICE:

Details prepared July 2023. Photographs June / July 2023

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.





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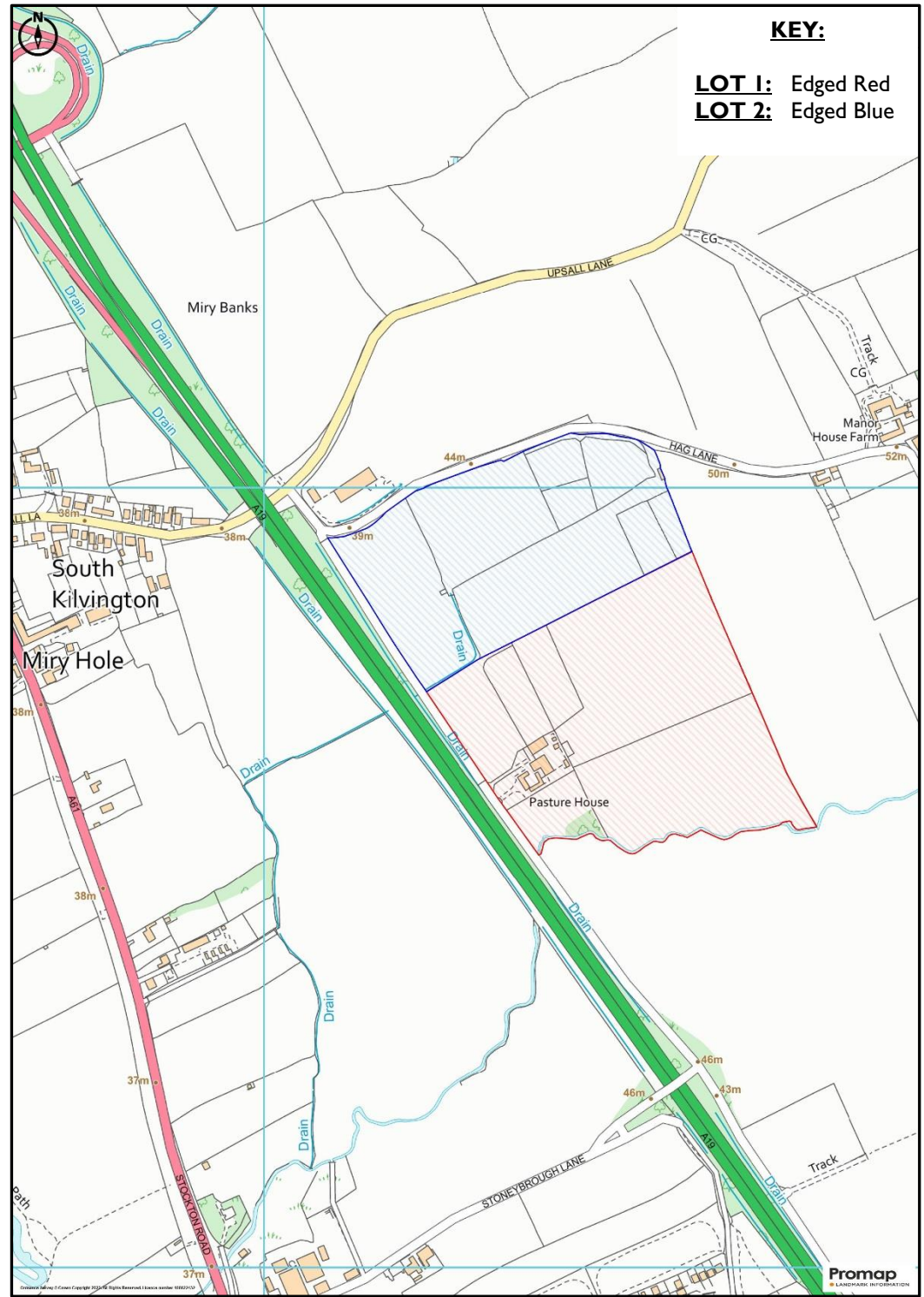


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