



**DERWENT HOUSE FARM
LOW MARISHES, MALTON**

Cundalls



DERWENT HOUSE FARM LOW MARISHES MALTON, NORTH YORKSHIRE

Malton 5 miles, Pickering 6 miles, Scarborough 17 miles, York 23 miles
Distances Approximate

**A PEACEFULLY LOCATED RESIDENTIAL SMALLHOLDING COMPRISING MODERNISED
THREE BEDROOM FARMHOUSE, SELF-CONTAINED ONE BEDROOM HOLIDAY COTTAGE,
EXTENSIVE RANGE OF TRADITIONAL OUTBUILDINGS & LAND AMOUNTING TO APPROXIMATELY 20 ACRES.**

FARMHOUSE: LIVING ROOM – DINING ROOM – KITCHEN – REAR PORCH
FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

HOLIDAY COTTAGE: OPEN-PLAN KITCHEN/LIVING ROOM – DOUBLE BEDROOM – EN-SUITE SHOWER ROOM
PLANNING CONSENT FOR SECOND BEDROOM WITH EN-SUITE SHOWER ROOM

OUTBUILDINGS: RANGE OF TRADITIONAL OUTBUILDINGS EXTENDING TO OVER 3,000FT² PLUS COVERED FOLDYARD & OTHER STORES

LAND: ARABLE & GRASSLAND EXTENDING TO APPROXIMATELY 20 ACRES & WITH FRONTAGE ONTO THE RIVER DERWENT

FOR SALE BY PRIVATE TREATY AS A WHOLE

Derwent House Farm is a peacefully located, residential based smallholding comprising a recently modernised three bedroom farmhouse, self-contained one bedroom holiday cottage, extensive range of traditional outbuildings and land amounting to approximately 20 acres in total, with frontage onto the River Derwent.

Occupying a private location, the farmhouse enjoys a superb, south-facing aspect with open views towards the Yorkshire Wolds. Over the last ten years or so, the house has been modernised and improved to provide surprisingly spacious accommodation with the benefit of upvc double-glazing and oil-fired central heating. The overall floor area amounts to a little over 1,400ft² and includes a breakfast kitchen, two reception rooms and three double bedrooms.

A self-contained cottage, created from a former barn, and has been successfully operated as a furnished holiday let, attracting quite a number of repeat bookings. Currently the cottage has one double bedroom although there is planning consent in place to add a second double bedroom with en-suite, if required. Subject to planning consent, this may also appeal to those looking for tied accommodation for a dependent relative.

The house and farmstead sit reasonably centrally within its land, which totals approximately 20 acres (8.094 hectares). Along the southern boundary, there is approximately one quarter of a mile frontage onto the River Derwent, onto which there are riparian fishing rights.

To the north and east of the farmhouse is a substantial range of traditional outbuildings, totalling over 3,000ft², some of which may have potential for conversion subject to any necessary consents.

Low Marishes is a peaceful hamlet set within the Vale of Pickering and within easy reach of both Malton and Pickering. Derwent House Farm is located approximately 3 miles east of the A170, enjoying a delightfully peaceful position. The nearby market town of Malton is some 5 miles south-east and benefits from an excellent range of amenities, including a train station with regular services to York, from where London Kings Cross can be reached in less than 2 hours.

ACCOMMODATION

ENTRANCE LOBBY

1.1m x 1.0m (3'7" x 3'3")

Telephone point. Electric meter. Casement window to the side.

LIVING ROOM

4.1m x 4.1m (13'5" x 13'5")

Cast iron wood burning stove set within a stone surround. French doors opening onto the garden. Two wall light points. Television point. Casement window to the rear. Radiator.

DINING ROOM

5.2m x 3.9m (17'1" x 12'10")

Feature fireplace with electric fire. Thermostat. Casement window to the front. Radiator.

KITCHEN

4.2m x 4.0m (max) (13'9" x 13'1"), plus 2.3m x 2.2m (7'7" x 7'3")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Rangemaster, electric range cooker. Dishwasher point. Island unit. Staircase to the first floor. Understairs cupboard housing the oil-fired central heating boiler. Casement windows to the side and rear. Two radiators.

REAR PORCH

2.4m x 1.3m (7'10" x 4'3")

Casement window to the rear. Door to outside.

FIRST FLOOR

LANDING

Two loft hatches. Casement window on the half-landing. Radiator.

BEDROOM ONE

4.3m x 3.2m (14'1" x 10'6")

Casement window to the front. Radiator.

EN-SUITE SHOWER ROOM

2.4m x 1.3m (max) (7'10" x 4'3")

White suite comprising shower cubicle, wash basin and low flush WC. Radiator.

BEDROOM TWO

4.1m x 4.1m (13'5" x 13'5")

Casement windows to the front and rear. Radiator.

BEDROOM THREE

4.0m x 2.8m (13'1" x 9'2")

Casement window to the side. Radiator.

HOUSE BATHROOM

3.1m x 2.4m (10'2" x 7'10")

White suite comprising bath, shower cubicle, wash basin and low flush WC. Heated towel rail. Casement window to the rear. Radiator.

THE HOLIDAY COTTAGE



ACCOMMODATION

OPEN-PLAN KITCHEN/LIVING ROOM

5.5m x 4.2m (18'1" x 13'9")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Oil-fired central heating boiler. Four wall light points. Television point. Exposed roof truss. Radiator.



DOUBLE BEDROOM

4.3m x 3.8m (max) (14'1" x 12'6")

Casement windows to the side and rear. Loft hatch. Radiator.

EN-SUITE SHOWER ROOM

2.4m x 1.3m (max) (7'10" x 4'3")

White suite comprising shower cubicle, wash basin and low flush WC. Extractor fan. Radiator.

OUTBUILDINGS

The property benefits from an extensive range of traditional farmbuildings. Located immediately to the east of the farmhouse is a stone-built cart shed with granary over, whilst to the north is a 19m x 17.5m covered foldyard, flanked on two sides by brick and pantile loose boxes and stores. Subject to securing any necessary consents, some or all of the traditional buildings may have potential for conversion for various uses.

THE LAND

The overall site area amounts to approximately 20 acres, with the bulk of the land divided into two fields. One is in arable use, whilst the other has been used for the grazing of livestock. To the north of the holiday cottage is a 0.7 acre holding paddock. The southern boundary enjoys over 400 metres of frontage onto the River Derwent.

GENERAL INFORMATION

Services: Mains water and electricity. Septic tank drainage.
Council Tax: Band: D (Ryedale District Council).
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Post Code: YO17 6RJ.
EPC Rating:
Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. 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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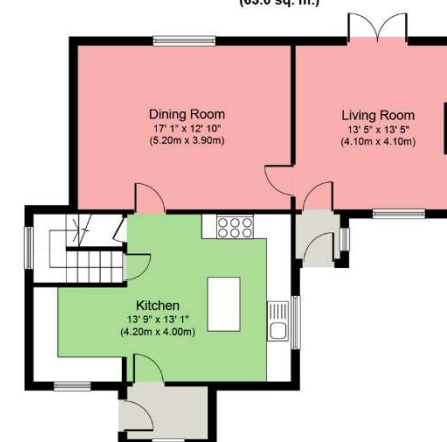
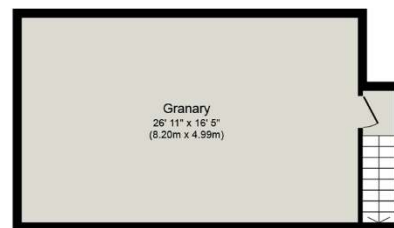
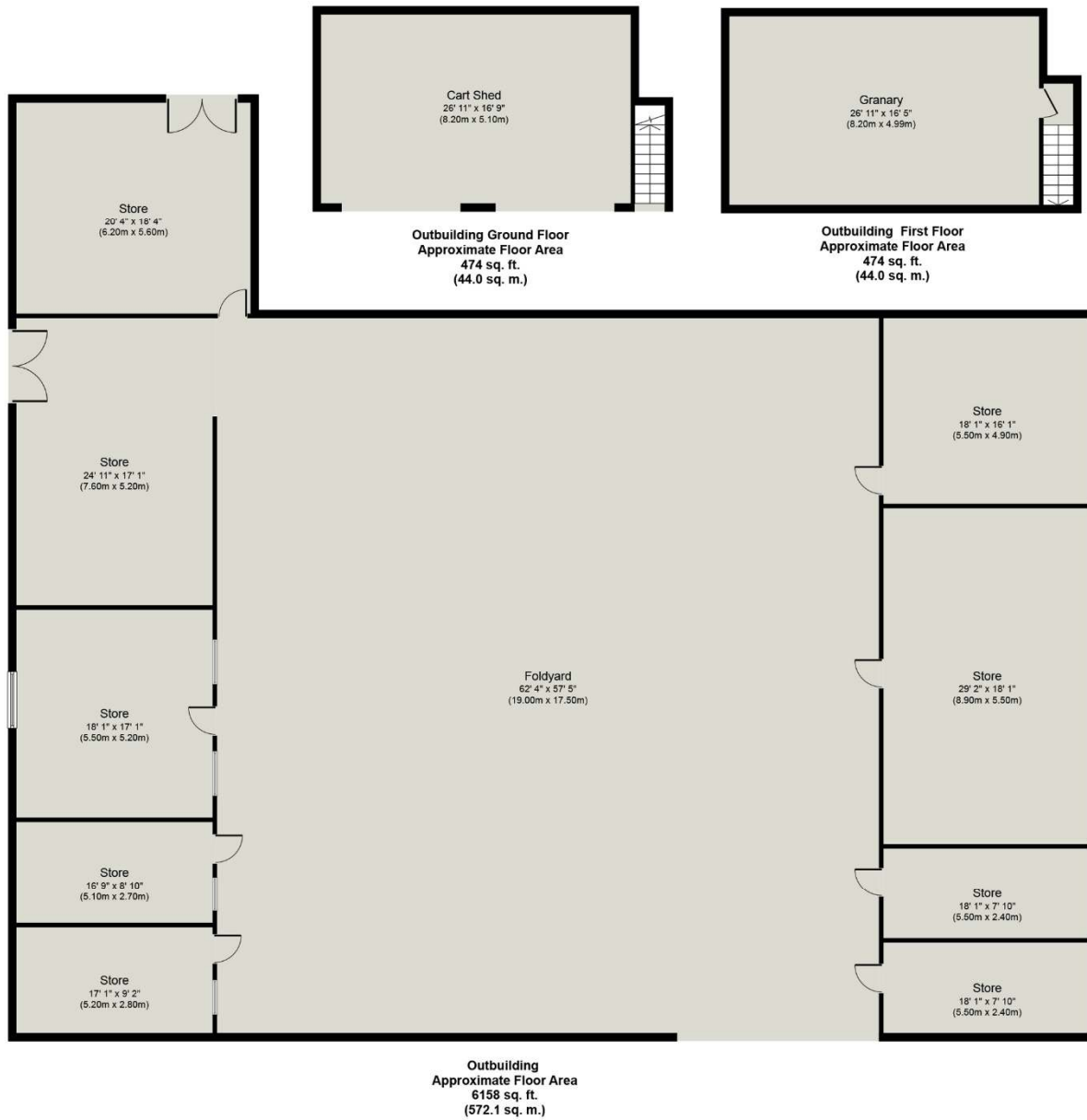


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

