

LOW PAPER MILL FARM

ELLERBURN, THORNTON DALE, PICKERING, NORTH YORKSHIRE, YO18 7LL

CUNDALLS

EST 1860





LOW PAPER MILL FARM
ELLERBURN, THORNTON LE DALE,
PICKERING,
NORTH YORKSHIRE,
YO18 7LL

Ellerburn 0.5 mile, Thornton le Dale 1.5 miles, Pickering 3.8 miles, Malton 10 miles, Kirkbymoorside 11 miles, Whitby 21 miles, York 30 miles (All distances approximates)

AN ATTRACTIVE MIXED COMMERCIAL FISHERIES WITH RESIDENTIAL PROPERTY, SITUATED IN A PICTURESQUE RURAL SETTING, ON THE EDGE OF THORNTON LE DALE

Low Paper Mill Farm is a beautifully positioned, mixed commercial fishery with attractive residential accommodation set in approximately 9.36-acres, enjoying views over the North York Moors National Park. The fishery business has traded as Welham Park Fisheries stocking high quality brown and rainbow trout and supplying rivers and lakes throughout the U.K.

House: An attractive, period farmhouse extending to four-bedrooms, offers comfortable family accommodation. The accommodation is well presented and set over three-floors comprising an attractive central hallway, open kitchen diner, study, living room, utility, rear porch and cloakroom. To the first floor is the master bedroom with ensuite, double bedroom, family bathroom and separate W.C. There are two further double bedrooms located to the second floor.

Outbuildings and Garden: Workshop and store together with car port provide excellent and secure space as well as ample parking. The grounds include lawned gardens with Thornton Beck running through and secluded area including summer house and vegetable patch providing a tranquil setting.

Welham Park Fisheries: The business operations include the rearing of brown and rainbow trout with approximately 340,000-head of fish on-site. They are located across the internal fry ponds and 27 ponds of varying sizes across the 8.30-acre site. Stock is sold all over the UK with Welham Park Trout Farms established in 1903 and is a well renowned restocking farm with customers extending north and south.

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

GUIDE PRICE – WHOLE: <i>Low Paper Mill Farm extending to 9.36-acres</i>	£975,000
GUIDE PRICE – LOT ONE: <i>Low Paper Mill Farmhouse</i>	£675,000
GUIDE PRICE – LOT TWO: <i>8.30-acre Fisheries Site</i>	£300,000

DESCRIPTION / BACKGROUND

Low Paper Mill Farm and Welham Park Fisheries is an idyllic, mixed fisheries and residential property comprising period farmhouse extending to four-bedrooms, outbuildings and attractive gardens set in a total of 9.36-acres within a tranquil setting.

The farmhouse offers well-proportioned and comfortable family accommodation extending over three-floors and to four-bedrooms. The accommodation comprises central hallway, large open plan kitchen diner, study, superb living room, utility, rear porch and cloakroom. To the first floor is a good-sized, master bedroom with ensuite facilities, further double bedroom and family bathroom with separate W.C. There are a further two double bedrooms located to the second floor.

Low Paper Mill Farm is constructed of stone under pantile and tile roof and has retained a number of character features throughout. The property enjoys lawned gardens with Thornton Beck running through to create an idyllic setting with outlook over the National Park and open countryside.

A workshop and car port provide secure and covered workspace and parking for the property. There is a hardstanding yard providing ample parking space, as well as further lawned areas and mature hedge wrapping around the front of the property.

The adjoining Welham Park Fishery is set over an 8.30-acre set including the internal fry ponds and 27 ponds of varying sizes across. Stock is sold all over the UK with Welham Park Trout Farms established in 1903 and is a well renowned restocking farm with customers extending north and south. The site is available as a separate Lot or as part of the overall property and the business element is available by separate negotiation.



LOCATION

Low Paper Mill Farm is situated in a picturesque setting, within the hamlet of Ellerburn and on the edge of Thornton le Dale village. The property extends to approximately 9.36-acres in total with outlook over the adjoining ponds, Thornton Beck, and open countryside.

The property is set within the North York Moors National Park, in a rural yet accessible position. The hamlet of Ellerburn is located 0.5 miles west and comprises a modest range of residential and agricultural properties together with tourist-based accommodation and church.

The popular village of Thornton le Dale is 1.5 miles distant and offers an excellent range of services and amenities including convenience stores, shops, café's, public houses, food outlets and church. The village sits on the A170, between Pickering and Scarborough and on the southern edge of the National Park.

The market town of Pickering is located approximately 4 miles west and offers wider range of services and amenities including leisure, recreational, sporting, health care and educational facilities. The town is often referred to as the "gateway to the Moors" with tourist-based accommodation and attractions including the North York Moors Railway terminus.

The traditional market town of Malton is set approximately 10 miles south and offers a comprehensive range of amenities including convenience stores, supermarkets, food outlets, cafes and restaurants. Both Pickering and Malton benefit from health care and educational institutes as well as railway station with access to York, Scarborough and the East coast.

The historic city of York is an economic hub for the region and is situated approximately 30 miles southwest and offers a wider range of high-quality services and amenities including mainline train service to London Kings Cross and Edinburgh Waverley in 2 hours.



LOT ONE – LOW PAPER MILL FARMHOUSE

An appealing and well-proportioned farmhouse extending to four-bedrooms and providing comfortable family accommodation. The property is constructed of stone under pantile and tile roof and enjoys mature gardens and tranquil setting. The accommodation comprises:



GROUND FLOOR

ENTRANCE HALL

6.20 m (20'3") x 2.25 m (7'4")

Attractive, central hallway with flagstone floor and stairs leading to the first floor. Outlook to the rear garden. Radiator.

KITCHEN DINER

8.49 m (27'10") x 4.10 m (13'5")

Large kitchen diner enjoying a triple aspect, including outlook over the garden and Beck. The kitchen includes fitted wall and base units with breakfast bar, AGA and log burning stove set within a brick surround and stone hearth. There is a pantry cupboard set off and attractive window seat. Radiator.

UTILITY

3.70 m (12'2") x 2.96 m (9'9")

Useful utility room with separate external door, fitted wall and base units and stainless-steel sink. Boiler set within.

CLOAKROOM

2.12 m (6'11") x 0.96 m (3'2")

Set off rear porch with hand wash basin and low flush W.C.

STUDY

4.74 m (15'7") x 3.80 m (12'6")

Cosy study / dining room with open fireplace set within a marble hearth and part marble and timber surround. Period features retained including exposed beams. Radiator.

LIVING ROOM

7.55 m (24'9") x 4.62 m (15'2")

Beautiful, light and open living room which enjoys a triple aspect and patio doors leading into the rear garden. There is a log burning stove set on a stone hearth with timber mantle and period features including exposed beams have been retained.

FIRST FLOOR

MASTER BEDROOM

4.76 m (15'7") x 3.81 m (12'6")

Large master bedroom with dual aspect and fitted wardrobes. The master is an excellent sized double bedroom with window seat making the most of the attractive outlook over the rear garden. Radiator.

EN-SUITE BATHROOM

4.20 m (13'9") x 2.42 m (7'11")

Well-proportioned ensuite bathroom including separate shower unit, fitted bath, bidet, pedestal sink and low flush W.C. Heated towel rail and radiator.

BEDROOM TWO

4.84 m (15'11") x 3.62 m (11'11")

Double bedroom with fitted wardrobes and outlook over the garden. Radiator.

BATHROOM

2.39 m (7'10") x 2.05 m (6'9")

Good-sized family bathroom including fitted bath, pedestal sink. Airing cupboard.

W.C.

1.41m (4'8") x 1.05m (3'5")

Separate low flush W.C.

LANDING

Large landing providing potential office space.

SECOND FLOOR

BEDROOM THREE

3.96 m (13'0") x 4.58 m (15'0")

Double bedroom with Velux window and chimney breast within.

BEDROOM FOUR

3.96 m (13'0") x 3.80 m (12'6")

Double bedroom with Velux window and window to the gable wall.



OUTBUILDINGS



CAR PORT

5.94m (19'6") x 5.41m (17'9")

Open fronted car port with ample space for parking of two cars. Constructed of stone under pitched roof with gravel stones floor. Serviced with electric.

WORKSHOP / STORE

5.64m (18'6") x 3.51m (11'6")

Useful secure workshop / store with stone floor and serviced with electric.

GARDEN



An attractive, lawned garden extends to the north of the property with beautiful outlook over Thornton Beck running through and the adjoining countryside. There is a flagstone, patio area providing outside seating space.

A secluded, lawned area wraps around, to the northwest, complete with summerhouse, vegetable patch and chicken coup.



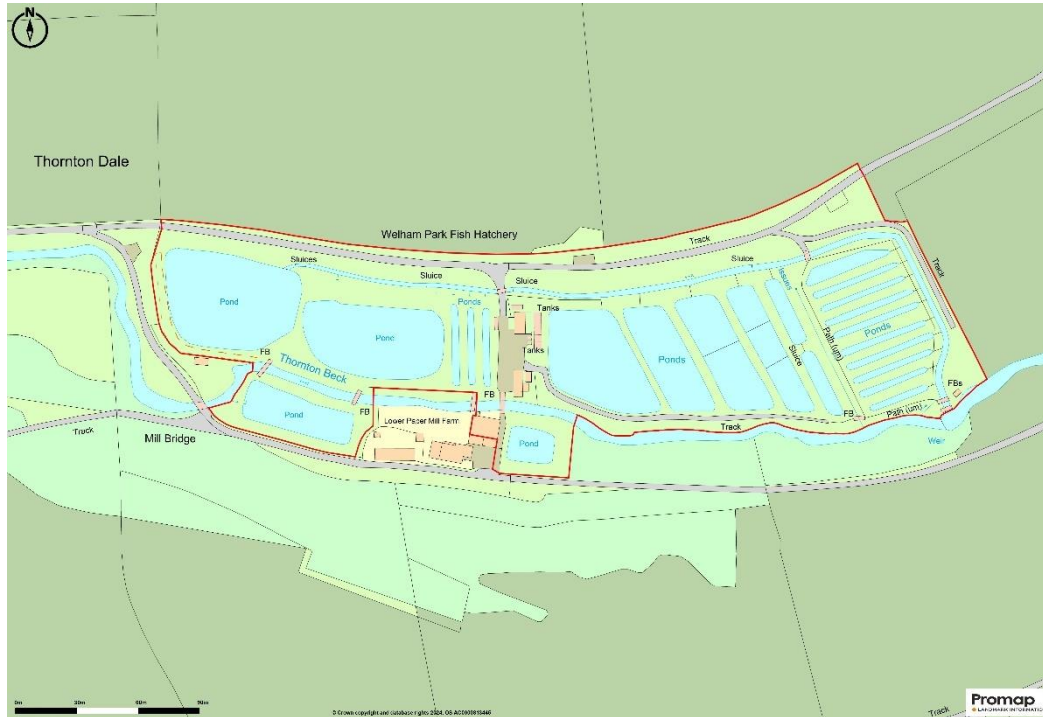
LOT TWO – 8.30-ACRE FISHERY PREMISES

The site occupied by Welham Park Fisheries extends to approximately 8.30-acres including 27 ponds and range of associated buildings including fry ponds, hatchery, feed, machinery and storage space.

The premises have been utilised by the business with operations including the rearing of brown and rainbow trout with approximately 340,000-head of fish on-site. They are located across the internal fry ponds and 27 ponds of varying sizes across the site. Stock is sold all over the UK with Welham Park Trout Farms established in 1903 and is a well renowned restocking farm with customers extending north and south.

The premises include Fry ponds set within a traditional outbuilding, fed from Ellerburn Beck. There is a central range of traditional brick and pantile buildings utilised as feed rooms, staff facilities and workshop space.

The site adjoins Low Paper Mill Farmhouse to the north with site offering potential to continue the successful fishery business or for alternate uses, subject to the necessary consents.



WELHAM PARK TROUT FARMS BUSINESS

The Welham Park Trout Farms Business is available by separate negotiation. The business operations include the rearing of brown and rainbow trout with approximately 340,000-head of fish on-site. They are located across the internal fry ponds and 27 ponds of varying sizes across the site. Stock is sold all over the UK with Welham Park Trout Farms established in 1903 and is a well renowned restocking farm with customers extending north and south.

The stock is hand graded ahead of delivery with 18-ton truck and pick-ups, modified to transport and carry stock to customers.

The largest of the ponds houses approximately 11,000 head of brown trout in each and these sit to the west of the site. The smaller and fry ponds are generally located to the east of the site with water to the site coming from Thornton Beck, running from the Dalby Forest.

Low Paper Mill Farmhouse comprises an attractively set house constructed of stone set under part concrete and pantile roof. The property extends to four bedrooms set to the first and second floor and main living accommodation laid out over the ground floor. The business operations are carried out from Low Paper Mill with office set within.



GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

If sold separately a right of access at all times, will be retained by Welham Park Trout Farm to clean out the stream (Thornton Beck) that runs to the rear of 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.

COVENANTS

If sold in two lots, a covenant will be stipulated, ensuring that the occupier of Low Paper Mill Farmhouse does not advertently or inadvertently cause pollution to the stream, running to the north of the property.

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 Peter Elwess FRICS and 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 / peter.elwess@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric. Mains water. Septic Tank drainage. LPG central heating.
Council Tax:	Band E.
EPC:	G. Available to inspect at agents Malton office.
Planning:	North York Moors National Park. 01439 772700.
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:	YO18 7LL

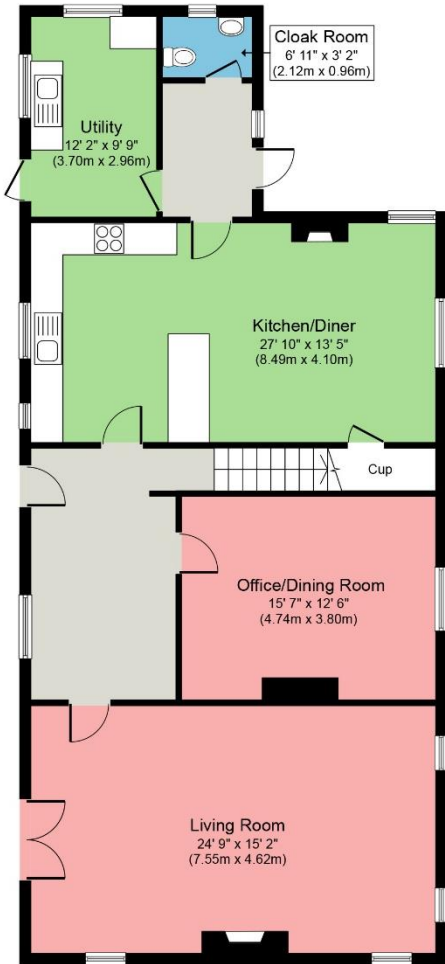
NOTICE:

Details prepared May 2024. 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.



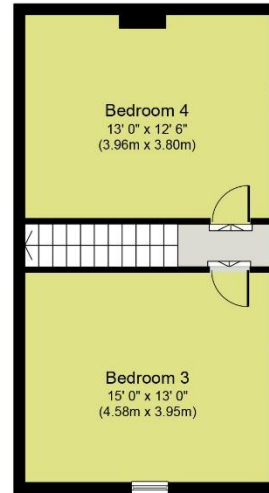
FLOORPLANS (not to scale for approximate guidance only)



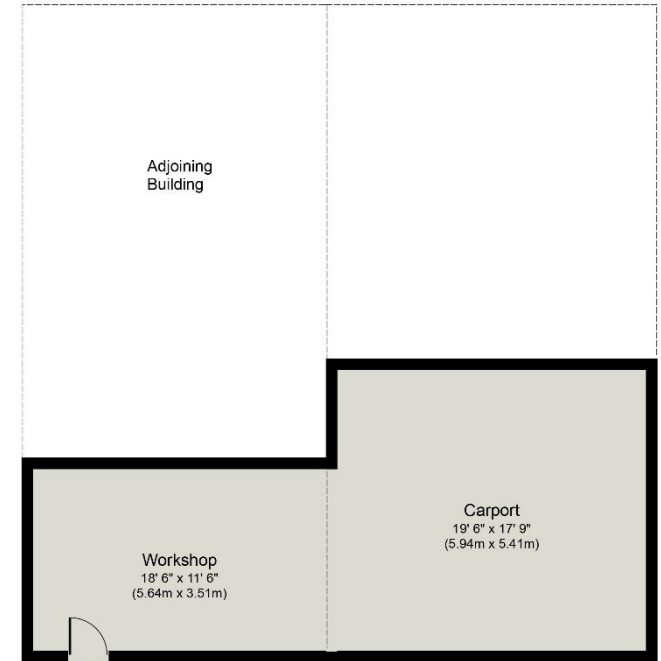
Ground Floor
Approximate Floor Area
1,278 sq. ft.
(118.7 sq. m.)



First Floor
Approximate Floor Area
941 sq. ft.
(87.5 sq. m.)



Second Floor
Approximate Floor Area
430 sq. ft.
(39.9 sq. m.)



Outbuilding
Approximate Floor Area
566 sq. ft.
(52.6 sq. m.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 G	

PROFESSIONALS IN PROPERTY SINCE 1860

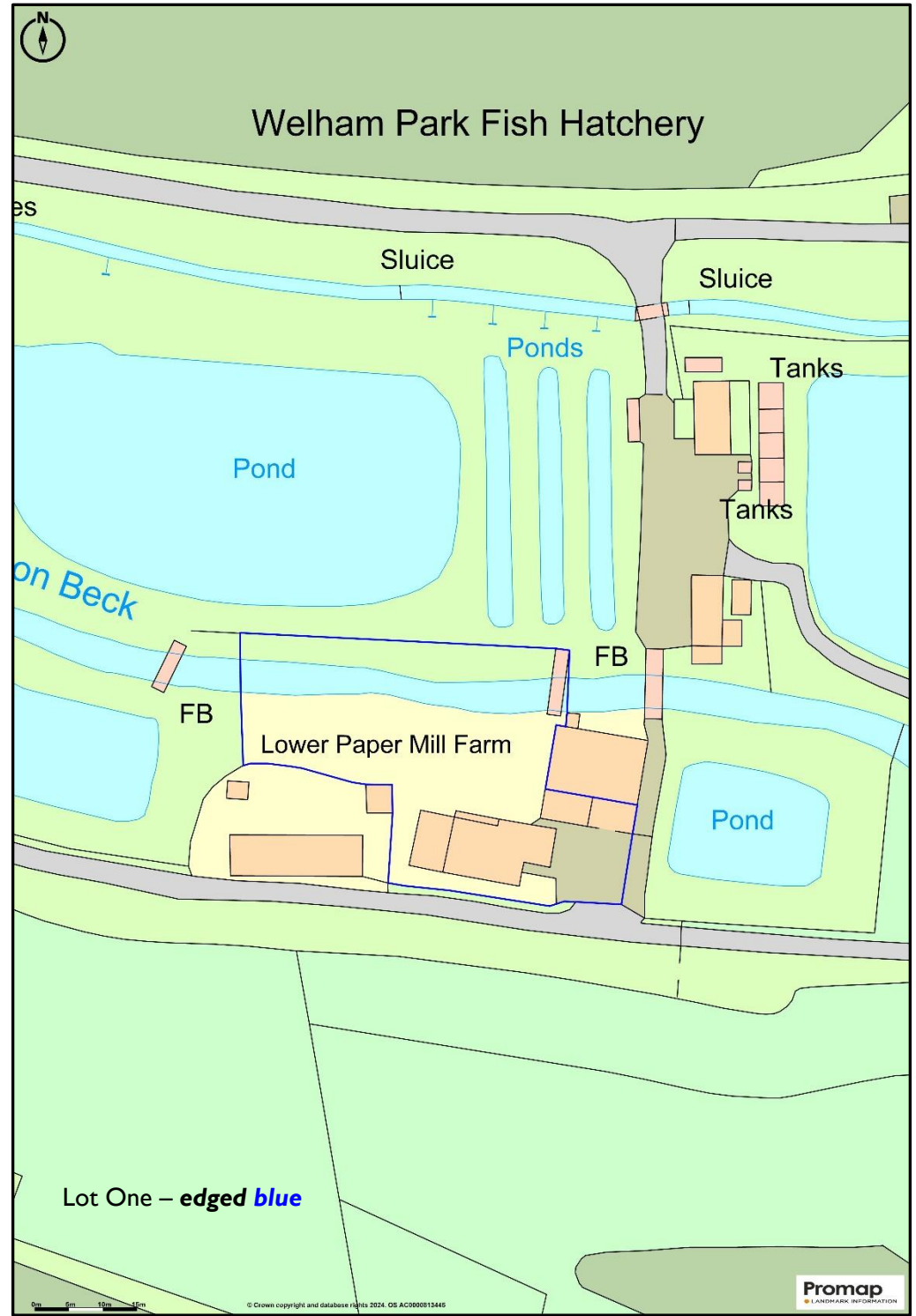


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