



**FEATHERHOLME FARM**  
BILSDALE, HELMSLEY, NORTH YORKSHIRE, YO62 5LZ

**CUNDALLS**  
EST 1860



## FEATHERHOLME FARM

BILSDALE

HELMSLEY

NORTH YORKSHIRE

*Helmsley 8 miles, Stokesley 9 miles, Teesside 18 miles, Whitby 35 Miles, York 42 Miles (All distances approximates)*

### **A BEAUTIFULLY SITUATED RESIDENTIAL FARM**

*Featherholme Farm is conveniently positioned in a beautiful private location in Bilsdale between Helmsley and Stokelsey.*

*The property comprises a 4 bedroom house, 2 bedroom holiday cottage, range of buildings within around 38 acres of grassland and woodland with frontage to the River Seph.*

**House:** Traditional period farmhouse providing over 2,200 square feet of attractive characterful 4 bedroom accommodation. Outside there are attractive south west facing mature gardens and grounds and attached double garage.

**Holiday Cottage:** A 2 bedroom holiday cottage providing a useful additional income, or offering the potential for dependent or guest accommodation.

**Buildings:** A large range of buildings totalling over 10,000sq.ft of floorspace providing livestock and produce housing, stables, workshops and machinery storage.

**Land:** In all the land extends to approximately 38.3 acres comprising around 27 acres of grazing and mowing land with frontage and fishing rights on the River Seph. There is also around 11.3 acres of lovely mature deciduous woodland with conservation and amenity value.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,500,000**

---

## DESCRIPTION / BACKGROUND

---

Featherholme Farm is a beautifully situated residential farm amounting to approximately 38 acres, situated in an attractive, elevated and private rural setting in the North York Moors National Park at the southern edge of Bilsdale near Helmsley.

The property is situated in an unrivalled position and there are simply stunning views over the valley.

In basic summary, the farm comprises a period 4 bedroom farmhouse, a 2 bedroom holiday cottage, a range of traditional stone and pantile buildings offering potential and more modern agricultural buildings providing livestock and produce housing, general storage, workshop and stabling facilities. The land in all is situated within approximately 38 acres.

The land is within a ring fenced block and provides productive grazing and mowing land, benefitting from frontage and fishing rights on the River Seph which provides amenity and sporting value. There is also lovely block of mature woodland providing timber, conservation and amenity value.



---

## LOCATION

---

Featherholme Farm sits in the open countryside of Bilsdale located between the attractive market towns of Helmsley and Stokesley.

The homestead is situated in a beautiful location in an elevated position with private access off the B1257 onto a sweeping drive through woodland that then opens up to the land and River Seph in the lower lying south west boundary.

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park a short drive from Stokesley (8 miles) and Helmsley (9 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and village hall.

Whilst situated in a beautiful rural location, the property has quick and easy access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centres of Teesside within 15 miles and the historic City of York is situated approximately 45 miles away with mainline trains available to Kings Cross, London and Edinburgh.



---

## HOUSE & HOLIDAY COTTAGE

---

An attractive, likely 18<sup>th</sup> Century Farmhouse providing over 2,200 square feet of accommodation with an attached garage offering further potential.

Attached immediately to the north of the house is a two-bedroom holiday cottage providing spacious accommodation, ideal for depends, guests or to generate an additional income stream.

In basic summary the property comprises as follows:



### GROUND FLOOR

#### REAR LOBBY

2.28m x 1.8m

Door to the rear, lino floor, fitted coat hooks, door through to..

#### STORE / FORMER WAITING ROOM

3.82m x 2.28m

Room formally utilised as a waiting room when the property was formerly utilised as a Vet Surgery. Window overlooking the garden west facing, lino floor.

#### UTILITY ROOM

2.78m x 4.1m

Door to the garden, fitted range of base and wall units with stainless steel, single drainer sink unit and tiled splash backs over, plumbing for washing machine, radiator.

#### WC

1.8m x 1.42m

Low flush wc, wash hand basin and vanity unit, half tiled walls, radiator.

#### KITCHEN

5.5m x 4m

Large dining kitchen with double aspect and window southwest facing over the garden. Fitted range of wall and base units with single drainer stainless steel sink unit, Rayburn oven, fitted electric oven and four ring hob above, tiled splashbacks, beamed ceiling.

#### LIVING / DINING ROOM

5.5m x 4.5m

Lovely living dining room, with a wealth of period features. Inglenook fireplace with large multi-fuel stove on a stone hearth and surround with stonework including inglenook seating area, beam over and fitted shelving plus original witch post and settle. Large window seat overlooking the garden, timber beams, stairs up to the first floor, door to rear.

#### SITTING ROOM

5.5m x 3.84 m

A lovely light sitting room with a door out to the garden and large open window overlooking the land. Large multi-fuel stove on tiled hearth with timber mantle over. Beamed ceiling, double aspect.

### FIRST FLOOR

#### BEDROOM

5.6m x 5.5m

Lovely large double bedroom with double aspect including lovely views over the gardens and the land.

#### DRESSING ROOM / BEDROOM

3.68m x 2.95m

Room linked to the main bedroom, which could be utilised as an occasional bedroom or dressing room as part of a master ensuite. Radiator.

#### BATHROOM

2.95m x 1.79m

Fitted white suite including bath with electric shower over and tiled surround. Low flush wc, pedestal wash hand basin, with tiled surround, radiator, electric shaver point, extractor fan.

#### LANDING

6m x 1.75m

Beamed ceiling, fitted airing cupboard.

#### BEDROOM

3.68m x 2.54m

Double bedroom, feature beam, radiator, window overlooking the garden.

#### BEDROOM

3.6m x 3.29m

Double bedroom, feature beam, radiator, window overlooking the garden.

## BEDROOM

3.91m x 3.58m

Double bedroom, large, fitted wardrobe, radiator, feature beam.

## BATHROOM

2.74m x 1.7m

Fitted bathroom suite including bath with tiled surround, pedestal wash hand basin, low flush wc, radiator, extractor fan.

## OUTSIDE

Externally the property is situated in lovely gardens and grounds, including large concrete yard area to the rear with parking facilities for several vehicles.

To the front of the property are lovely mature lawned gardens in an attractive elevated position with beautiful open views.

## DOUBLE GARAGE

5.98m x 5.73m

Double garage constructed of stone under tile roof with internal block walling, two sets of double doors to the east, two windows south, concrete floor, electric and lights.

## HOLIDAY COTTAGE

### KITCHEN

3.4m x 2.76m

Fully fitted kitchen with single drainer, stainless steel sink unit, integrated electric oven with four ring hob, tiled splash backs, radiator, plumbing for washing machine.

### LIVING DINING ROOM

6.1m x 6m

A lovely, light open plan room with window and separate double doors leading out onto the garden. Large wood burning stove on stone hearth and stone surround with timber mantle over. 2x radiators.

### BATHROOM

2.99m x 2.43m

Fitted bathroom with bath and tiled splashbacks, low flush wc, pedestal wash basin, electric shaver point, heated towel rail, fitted airing cupboard.

### BEDROOM

3.27m x 3.1m

Double bedroom, double aspect to the west and north, radiator.

### BEDROOM

3.1m x 1.9m

Single bedroom, radiator.



---

## 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 10,000ft<sup>2</sup> of accommodation and include general purpose machinery and produce stores, workshop and stabling. The majority of buildings provide electric, light and power.

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

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

### 1. MONO PITCH STORE / CAR PORT

8.84m x 5.75m

Constructed of block walling with mono pitch roof, concrete floor providing three bays.

### 2. TRADITIONAL BUILDING EAST

Single storey stone and pantile building comprising the following:

- Coal Store: 3.1m x 2.14m
- Coal Store: 3.4m x 2.23m
- Loosebox / Store: 3.1m x 2.1m
- Loosebox / Store: 3.9m x 3.1m

### 3. SEVEN BAY GENERAL PURPOSE BUILDING

31m x 10.5m

Concrete, portal frame building constructed of block walling with asbestos sheet roof, concrete floor.

### 4. TRADITIONAL BUILDING WEST

Stone and pantile building comprising the following accommodation:

- Loosebox / Stores: 5.3m x 4.18m
- Open Bay: 5.3m x 4.85m
- Barn: 8.3m x 4.85m

### 5. STRAW BARN / GENERAL PURPOSE BUILDING

13.8m x 6.1m

Concrete portal farm building with part block walling and part Yorkshire boarding above. Asbestos roof, concrete floor.

### 6. LIVESTOCK BUILDING / LAMBING SHED

30.8m x 13.4m

Timber portal frame building with steel barrier cladding and Yorkshire boarding above, profile : roof, earth floor, access immediately out to the land to the west.



---

## LAND AND CARAVAN SITE

---

Overall Featherholme Farm amounts to around 38 acres.

The main block of agricultural land amounts to around 25 acres and comprises a gently sloping block of south west facing grazing and mowing land comprising around 6 grazing fields bordered by post and wire fencing and hawthorn hedgerows.

The land gently slopes down to the River Seph which meanders along the north and west boundary providing a lovely setting and offering sporting (wild brown trout) and conservation value.

The land is situated in a lovely private position with a south west facing aspect and having a beautiful vista over Bilsdale and the land includes a number of fine mature Oaks and specimen trees interspersed within the fields.

In all there is around 10 acres of mature woodland, with the main block to the southern boundary and providing a lovely area for conservation and amenity.

There is a slightly separate block of land to the north of the B1257 comprising around 3.3 acres, of which around 2 acres is grassland and around 1.3 acres mature deciduous woodland.

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



---

## 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 as they can no longer be transferred.

---

### 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](mailto:tom.watson@cundalls.co.uk)

---

### GENERAL INFORMATION

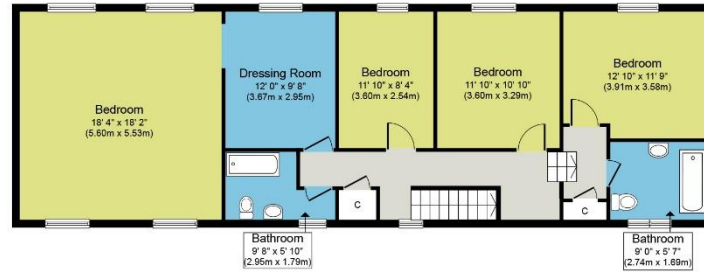
---

Services: Mains electric. Private water supply. Private drainage. Oil fired central heating.  
Council Tax: Band E.  
EPC: Available to inspect at agents Malton office.  
Planning: North York Moors National Park Authority Tel: 01439 770657.  
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: YO62 5LZ  
NOTICE: Details and photographs prepared May 2024.

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.







**First Floor**  
 Approximate Floor Area  
 1,122 sq. ft.  
 (104.2 sq. m)



**Ground Floor**  
 Approximate Floor Area  
 2,181 sq. ft.  
 (202.6 sq. m.)

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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)

C010 Printed by Ravensworth Digital 0870 112 5306

**PROFESSIONALS IN PROPERTY SINCE 1860**

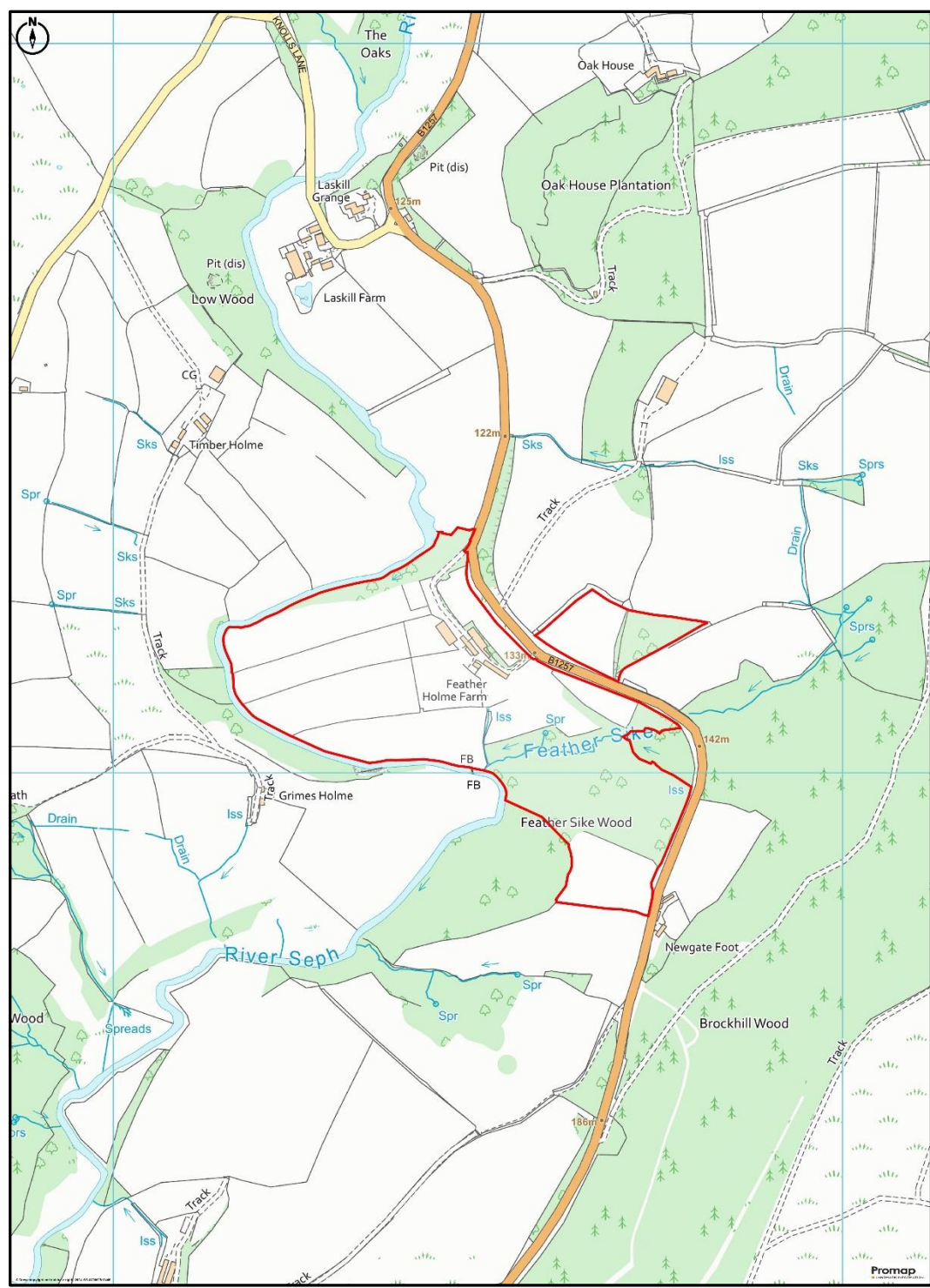
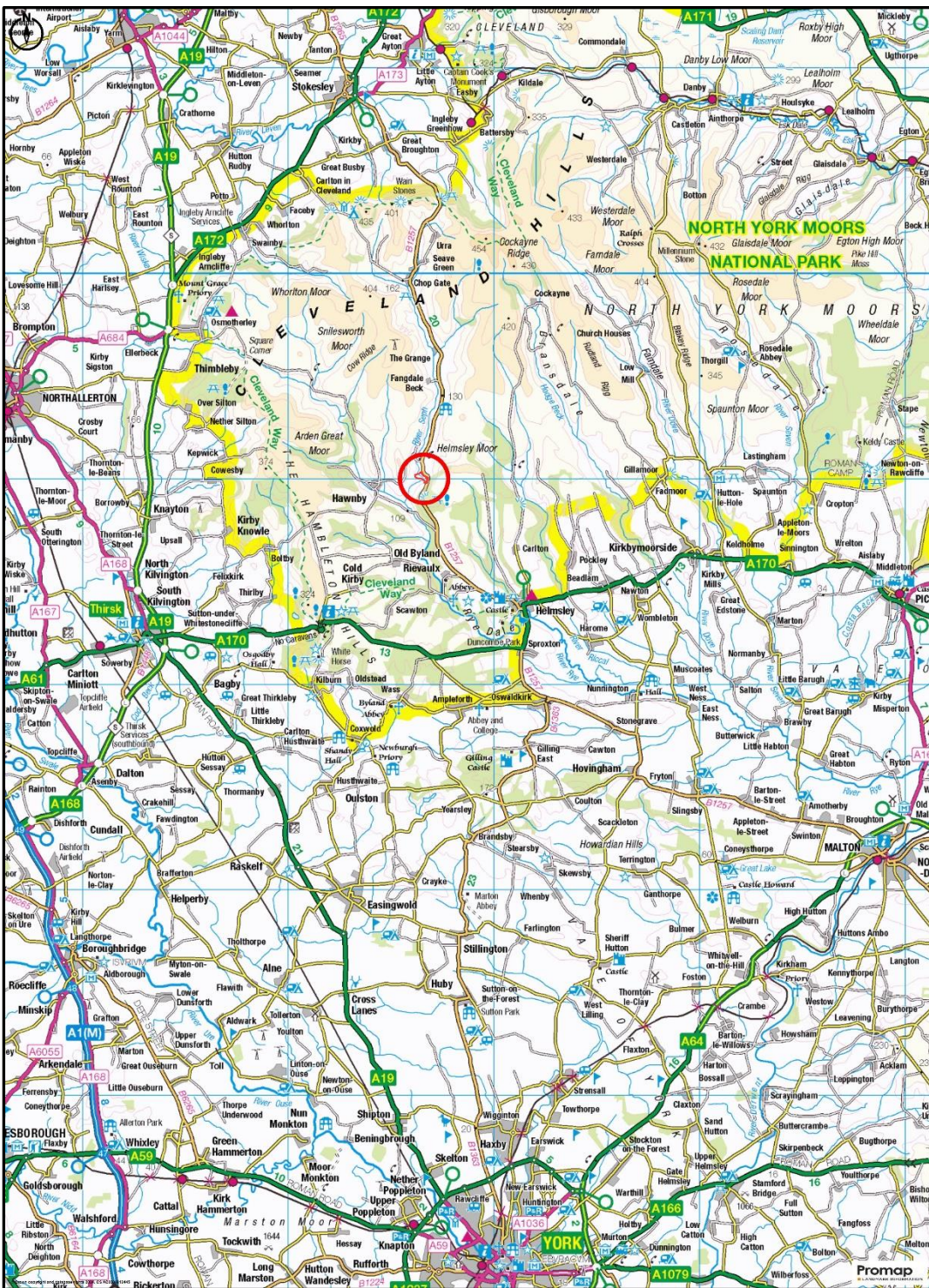


15 Market Place, Malton, North Yorkshire, YO17 7LP  
 Tel: 01653 697820 Fax: 01653 698305  
 Email: [malton@cundalls.co.uk](mailto:malton@cundalls.co.uk)

3 Church Street, Helmsley North Yorkshire, YO62 5BT  
 Tel: 01439 772000 Fax: 01439 772111  
 Email: [enquiries@cundallsrfas.co.uk](mailto:enquiries@cundallsrfas.co.uk)

40 Burgate, Pickering, North Yorkshire YO18 7AU  
 Tel: 01751 472766 Fax: 01751 472992  
 Email: [pickering@cundalls.co.uk](mailto:pickering@cundalls.co.uk)







**CUNDALLS**  
EST 1860