



TROUT INN FARM
WANSFORD, DRIFFIELD, EAST YORKSHIRE, YO25 8NX

CUNDALLS
EST 1860



TROUT INN FARM

WANSFORD
DRIFFIELD
EAST YORKSHIRE

Driffield 3 miles, Beverley 13 miles, Malton 16 miles, York 30 miles (All distances approximate)

A FIRST CLASS BARN CONVERSION WITH LAND AND EQUESTRIAN FACILITIES

“Trout Inn Farm is a meticulous conversion of a range of former range of farm buildings, now providing exceptional living accommodation together with land and buildings. The property comprises a 4 bedroom barn conversion, a range of traditional buildings which have been externally completed and offer potential and a range of more modern buildings with full consent for equestrian use. In all the property is situated within around 25.8 acres”

- **House:** A superb barn conversion which has been skilfully and sympathetically re-developed to provide living accommodation amounting to over 3,350 sq.ft. The property includes a Farmhouse Kitchen with Dining Area, Utility Room, Entrance Hall with Cloakroom, Three Reception Rooms, Bedroom with en-suite. To the first floor are Three further bedrooms, two with en-suites. Externally the house has a lovely enclosed private courtyard garden.
- **Traditional Buildings:** A useful range of brick and pantile outbuildings providing over 1800sq.ft which are externally complete. The buildings offer huge potential for further redevelopment and currently have consent for annexe/studio, games room and garage facilities. Previous consent (now lapsed) for 3 holiday cottages.
- **Land and Buildings:** In all approximately 25.8 acres, comprising grazing and mowing land which has full planning consent for equestrian use. There is a range of buildings providing stabling and storage and with full consent for equestrian use including indoor arena.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £995,000

DESCRIPTION

Trout Inn Farm is an edge of village country property comprising a substantial 4 bedroom barn conversion, a range of externally completed barns with potential for further conversion, and a comprehensive range of buildings and stabling and in all situated within around 25.8 acres.

The property is the result of an ambitious project undertaken by the current owners to transform a range of derelict farm buildings into a substantial and characterful country residence together with the benefit of equestrian facilities including stables and land. The buildings were sympathetically re-designed to provide adaptable and beautifully proportioned accommodation and includes the highest quality fixtures and fittings, with an exceptional level of attention to detail in the finish and presentation of Trout Inn Farm. Kitchen and utility units are bespoke with high specification integral appliances, bathrooms are finished in Spanish marble and feature a number of eye catching and unusual fittings.

In all the house provides over 3,350 square feet of accommodation, with the rooms radiating off from an impressive main reception hall and offering a layout which is exceptionally versatile. The accommodation is the perfect mixture of traditional and modern and includes cosy spaces alongside large and airy rooms with many opening out onto the sheltered courtyard garden, making it an ideal space for entertaining

In brief the accommodation provides the following. Entrance hall with a distinctive Bisca style oak and wrought ironwork staircase, cloakroom, large dual aspect main reception room, dining room and further sitting room. To the western wing is a large open plan living and dining kitchen area with joiner made farmhouse kitchen cabinets, an extensive range of cooking facilities and an adjoining utility room. At the eastern end lies a large ground floor bedroom with en-suite bath and shower room. To the first floor are two further double bedrooms, both with en-suite bathrooms and a further large double bedroom. In all four bedrooms.

There are a number of French windows which open directly onto the private courtyard gardens with flagged stone terrace and koi pond which leads onto the outbuildings. The outbuildings comprise an attractive range of traditional brick and pantile buildings, which offer huge potential for further redevelopment. Planning consent is in place for an annex/ games room or studio space, or as garages.

The land is situated within a ring fence and comprises productive grazing and mowing land. The land which is well fenced and watered and in all amounts to around 25.8 acres. Excellent range of buildings providing over 9,000 sq.ft of floorspace including stabling, hay stores and general storage. The buildings have planning consent for equestrian use and one was previously used as an indoor sand arena.

Overall, the property is a perfect proposition for those looking to find an accessible country property with character and first-class modern living accommodation and the benefit of stables and land. The property is situated in a rural yet accessible location and should appeal to those with smallholding or equestrian interests.

LOCATION

The property is situated in an edge of village position to the south east of Wansford, bordering open countryside to the south and east and has the benefit of good road frontage and access.

Wansford is an attractive small rural village with a public house and both the Driffield Canal and Driffield /West Beck flow through the village.

The market town of Driffield is only 3 miles distant and provides a wide range of services and amenities including schools, supermarkets, shops, public houses, restaurants, train station, sporting and recreational activities.

The minster city of Beverley lies 13 miles away. Beverley provides a superb range of amenities with its picturesque Minster and renowned racecourse is a popular county town and has a larger range of amenities.

Further amenities are available in the market town of Malton 16 miles distant and the historic City of York is situated approximately 30 miles away with mainline trains available to Kings Cross, London and Edinburgh in within 2 hours.



HOUSE

A beautiful conversion of a range of former farm buildings which was completed around twenty years ago and now provide spacious and well-appointed 4-bedroom accommodation. The layout of accommodation is flexible and has fixtures and fittings of the highest quality.



ENTRANCE HALLWAY

5.27 m (17'2") x 4.42 m (14'5")

French doors to the front and rear. Radiator. Oak flooring. Recessed lights. Bisca style stainless steel and Oak staircase. Bespoke decorative copper radiator.

CLOAKROOM

2.38m (7'10") x 1.40 m (4'7")

Marble wash hand basin and mixer tap in Oak vanity unit. Low flush W.C. Radiator.

SITTING/DINING ROOM

6.30 m (20'6") x 5.27 m (17'3")

French doors into courtyard garden. Oak floor. Beamed ceiling. Corner open fire with marble surround and tiled hearth. Recessed lighting. Bespoke decorative copper radiator. Open through to;

OPEN PLAN FARMHOUSE KITCHEN WITH DINING AREA

4.78 m (15'8") x 4.65 m (15'3") plus 5.30 m (17'5") x 3.39 m (11'1")

A lovely triple aspect room with dining area and French doors out to the rear. Bespoke copper radiator. Steps leading down into the kitchen with a beautiful oak bespoke handmade kitchen with marble worktops and tiled splashbacks. Four door Everhot range cooker. Integrated Siemens induction hob and extractor fan. Central island with large Oak butcher block and marble worktops. AEG hot plate/grill. AEG inset fryer. Double Belfast sink with mixer tap. Beamed ceiling. Oak floor to the dining area and a limestone floor to the kitchen which has underfloor heating.



UTILITY ROOM

5.00 m (16'5") x 2.19 m (7'2")

A very high quality utility room with bespoke handmade oak fitted units with single Belfast sink with mixer tap over. Walnut worktops incorporating the Koppersbusch 5 ring hob and extractor over. Limestone floor. Door out onto the courtyard.

LIVING ROOM

5.57 m (18'3") x 5.39 m (17'8")

Arched French windows into courtyard garden. Oak floor. Open fire with cast iron grate, marble surround and tiled hearth. Beamed ceiling. Recessed lighting. Wall light points.

MAIN RECEPTION ROOM/LIVING ROOM

8.14 m (26'8") x 4.57 m (15'0")

French doors to the front and rear. Oak floor. Recessed lighting. Pair of bespoke decorative copper radiators.



BEDROOM AND EN-SUITE

4.20 m (13'9") x 3.10m (10'2") plus en-suite 3.00 m (9'10") x 2.60 m (8'6")

Attractive double bedroom suite with French doors leading outside. Oak floor. Beamed ceiling. Recessed lights. En-suite bath and shower room featuring a unique transparent bath, separate shower cubicle with tiled surround. Low flush W.C. Stone wash hand basin with mixer tap. Beamed ceiling. Spanish marble flooring and tiles with underfloor heating.



FIRST FLOOR

BEDROOM AND EN-SUITE

5.51 m (18'1") x 5.49 m (18'0") plus en-suite 3.10 m (10'2") x 2.56 m (8'5")

A superb master bedroom suite with a double aspect. Beamed ceiling. Open fire with marble surround and hearth. Oak floor. En-suite bath and shower room; bath with a Spanish marble surround, separate shower cubicle. Wash hand basin with mixer tap. Low flush WC. Exposed beam. Window. Marble floor with underfloor heating.



BEDROOM AND EN-SUITE

6.10 m (20'0") x 5.30m (17'3") plus en-suite 4.24 m (13'11") x 1.60 m (5'3")

Large double bedroom with king truss beam. Open fire with marble surround. Oak floor. En-suite bathroom; low flush W.C. Marble wash hand basin set upon an ornate stand. Bath with tiled surround. Marble floor. Window

BEDROOM

3.58 m (11'9") x 3.10 m (10'2")

Double bedroom. Traditional beams. Oak floor. Window looking onto the courtyard.

GARDEN, GROUNDS AND OUTBUILDINGS

Externally the property has a lovely secluded private courtyard garden.

The house has numerous French doors leading out to this area with access onto flagged patio areas which are bordered by raised brick borders with mature shrubs. There is a raised Koi carp pond and water fountain.

Situated across from the house is a range of brick and pantile traditional buildings providing over 1800sq.ft of floorspace which have been externally developed with new roof and floors and are now at shell state in readiness for completion. The buildings have planning consent for use as annexe, studio, games room and garaging. They would make superb ancillary accommodation including home office etc. Planning permission had previously been passed (now lapsed) for conversion to 3 holiday cottages).

There is plenty of parking available within the yard area and access via a private cherry tree lined driveway.



The arable field to the front of the dwelling

LAND AND BUILDINGS

In all the property amounts to around 25.8 acres of which around 24 acres is grazing land, comprising well fenced grazing / mowing paddocks interspersed with mature trees.

Situated immediately to the east of the house is a range of modern general purpose and stable buildings providing stables and storage.

The buildings benefit from electric and water supplies and may offer potential for alternative uses subject to consents.

The buildings and land have full planning consent for equestrian use including for use as an indoor riding arena and comprise as follows:

GENERAL PURPOSE BUILDING / INDOOR ARENA

31.5m x 18m

Timber frame building with block walls and Yorkshire Boarding above. Concrete floor.

HAY BARN

18m x 6.35m

Steel portal frame with concrete floor. Block walling and Yorkshire Boarding above.

DUTCH BARN

18m x 8.1m

Steel frame building with hardcore floor. Block walling and Yorkshire Boarding above.

LOOSE BOXES

15m x 4.8m

Brick building with concrete floor. Providing two loose boxes and open store.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land was previously registered for the RPA BPS scheme, but no entitlements will be transferred with the sale of the property. The property is not within 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. No footpaths cross the land.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, mineral and timber are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries, please contact either Tom Watson FRICS or Judith Simpson. email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Private Klargestere drainage. Oil central heating. Superfast hardwired Broadband.

Council Tax: Band G

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agents office in Malton, 01653 697820

Postcode: YO25 8NX

EPC: See EPC enclosed.

Guide Price: £995,000

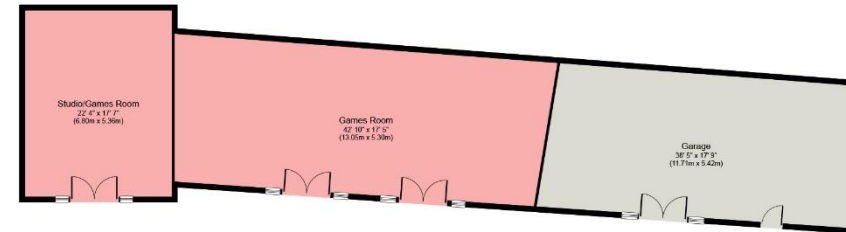
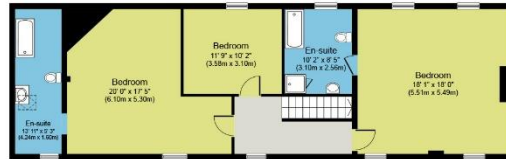
Details and photographs prepared May/June 2024

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
1,030 sq. ft.
(95.7 sq. m)

Outbuilding
Approximate Floor Area
1,801 sq. ft.
(167.3 sq. m)



Ground Floor
Approximate Floor Area
2,346 sq. ft.
(217.9 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.

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PROFESSIONALS IN PROPERTY SINCE 1860



15 Market Place, Malton, North Yorkshire, YO17 1LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

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

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



