

**RECTORY FARM**  
LEVEN, BEVERLEY, EAST YORKSHIRE, HU17 5PA



**CUNDALLS**

EST 1860







# **RECTORY FARM**

**LEVEN  
BEVERLEY  
EAST YORKSHIRE  
HU17 5PA**

*Hornsea 6 miles, Beverley 6 miles, Hull 15 miles, York 35 miles, (all distances approximate)*

## **AN EXCEPTIONAL COUNTRY PROPERTY WITH FIRST CLASS EQUESTRIAN FACILITIES**

*“Rectory Farm is a privately located residential and equestrian property comprising a substantial 5 bedroom modern house, a 2 bedroom cottage, superb equestrian facilities, fishing lake, arable and grassland in all amounting to around 82.5 acres and currently part let generating over £47,000 per annum”.*

**House:** An imaginatively designed 5 bedroom property providing over 5,250 square feet accommodation. Exceptionally versatile the house currently provides 3 / 4 reception rooms, living kitchen, utility/boot room and to the first floor 5 bedrooms and 4 bathrooms. Outside are private gardens and grounds and a range of storage and garage buildings.

**Cottage:** An attractive 2 bedroom barn conversion in a private courtyard setting, currently let on AST generating £850pcm / £10,200 per annum.

**Equestrian Facilities:** First class range of equestrian facilities including stabling for 23 horses in an American Barn stable, floodlit outdoor arena and grazing paddocks. Currently let as a commercial livery yard generating £32,130 per annum.

**Fishing and Shooting:** An attractive 2.75 acre coarse fishing lake (currently let generating £5,000 per annum). There are other natural pond areas and strategically placed woodland shelterbelts providing good quality shooting for pheasants, ducks, teal and woodcock.

**Land:** In all around 82.5 acres of arable and grassland bordered by mature woodland shelterbelts and interspersed with mature trees. Further land ranging from 10 acres to 200 plus acres may be available by separate negotiation.

### **FOR SALE BY PRIVATE TREATY – AS A WHOLE OR IN THREE LOTS GUIDE PRICE £2,500,000**

Lot 1: House and buildings in around 7.5 acres:	Guide Price: £1,075,000
Lot 2: Rectory Cottage & equestrian facilities in around 50 acres	Guide Price: £1,075,000
Lot 3: 25 acres including fishing lake:	Guide Price: £350,000



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## DESCRIPTION

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Rectory Farm is an outstanding country property/compact rural estate located in beautiful mature grounds within a private ring fence on the edge of Leven village close to Beverley.

Rectory Farm is an extremely versatile and multi-faceted entity, offering a sizable and modern 5 bedroom main house, a separate 2 bedroom barn conversion, riding stables and livery complex, arable and grassland and a 2.75 acre fishing lake, in all amounting to around 82.5 acres. The property is currently part let generating in excess of £47,000 per annum.

The property is accessed off a set back brick pillared entrance through electric gates onto a gravel driveway which leads through post and rail paddocks to the house.

Rectory Farmhouse was built to a high specification around 30 years with a well realised brief to create a family home with a generous level of well-proportioned rooms and an appealing flow of accommodation. In all the house amounts to over 5,000 square feet and is energy efficient via a pellet boiler with an RHI of around £8,000 per annum, solar panels and double glazed units throughout and a good level of energy efficiency making it comparatively straight forward and reasonable to run.

The house has been well positioned within mature grounds which gently slope down to the lake. To the side is a generous enclosed parking area and access into a sizable brick building, providing a double garage, games room/ office and storage.

There is a separate driveway providing alternative access for Rectory Cottage and the livery riding school.

Situated in a separate private courtyard to the south, Rectory Cottage was developed in 2015 ago to an individual specification, partly a new built and partly a conversion the property echoes its original usage with arched cart shed openings now windows which offer a high degree of natural light and with doors which open out onto the sheltered southwest facing courtyard.

The equestrian facilities are first class and provide modern stabling for 23 horses, tack room, feed room and hay store. There is an outdoor floodlit sand arena and grazing paddocks. The equestrian facilities are currently let generating £32,130 per annum.

In all the property amounts to around 82.5 acres including a 2.75 acre coarse fishing lake, let generating £5,000 per annum, grassland and arable land and mature woodland.

The property is extremely private with strategically placed mature woodland shelterbelts and this coupled with existing fishing lake and equestrian use means there may be the potential for further leisure development subject to consents.

The property is situated in a completely private and peaceful edge of village position conveniently located for Beverley and Hornsea and the larger commercial centres of Hull and York.

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## LOCATION & SITUATION

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Rectory Farm is situated on the immediate south west edge of Leven village in a peaceful and private position mid way between the county town of Beverley and coastal resort of Hornsea.

Leven is a well serviced rural village comprising a good range of service and amenities including school, shops, public houses and other local amenities and is situated directly off the A165 Bridlington to Beverley road.

The historic minster town of Beverley is around 6 miles west and provides a comprehensive range of high quality services and amenities including further shops, schools, restaurants and sporting and leisure facilities including Beverley Racecourse located on the Westwood.

The property is situated in a rural yet accessible position with the coastal resort of Hornsea situated around 6 miles to the east providing a good range of services and amenities including supermarket, schools, shops and sporting and leisure facilities.

The commercial City of Hull is around 15 miles to the south and provides a full range of commercial and business services and good links onto the nearby M62 road network.

The historic City of York is approximately 35 miles distant and providing a full range of amenities and services including mainline train services to London and Edinburgh within 2 hours.



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## RECTORY FARMHOUSE

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A substantial modern detached house in lovely mature grounds and with a lovely outlook over the lake and surrounding land.

In brief the accommodation comprises; large entrance hall with oak floor, a triple aspect living room which opens through to a sizable garden room which wraps around part of the rear of the property and opens out onto the stone flagged terrace with attractive views across the garden and towards the lake. The dining kitchen has integrated NEFF appliances, granite worktops and a large dining area which leads through to a separate utility and store room. There is a ground floor cloakroom, office and a further living room, with a bright and airy triple aspect, dominated by a series of arched windows.

To the first floor; large galleried landing, master bedroom with a dressing room and en-suite bathroom, two further double bedrooms with en-suites and a further two bedrooms and the main house bathroom; in all five bathrooms and four bath and shower rooms. Casement window to the front and rear with a lovely view across to the lake. Two wall light points. Two radiators. Eaves storage.



### ENTRANCE HALL

Half glazed front door with full height windows to both sides. Oak floor. Return stairs with arched window to the front. Two radiators set behind fretted covers. Coving.

### CLOAKROOM

Low flush WC. Chrome heated ladder towel rail. Pedestal wash hand basin. Extractor fan. Chrome heated ladder towel rail.

### OFFICE/STUDY

3.20 m (10'6") x 2.90 m (9'6")

Casement window. Radiator. Television point. Coving.

### SITTING ROOM

12.40 m (40'8") x 5.48 m (18'0")

A large triple aspect room with the southern wall set with arched cart shed style windows and French doors to the rear. Cast iron multi fuel stove set into brick lined fireplace. Coving. Recessed ceiling lights. Beams. Television point.

### DINING/LIVING ROOM

7.75 m (25'5") x 4.95 m (16'3")

Double aspect with windows to the front and side. Open fire with a decorate pewter insert and carved timber surround. Four radiators. Television point. Picture light. Doors through to;





### GARDEN ROOM/CONSERVATORY

12.30 m (40'4") x 4.31 m (14'2")

Mono pitch roof. Fully glazed to three sides with French windows opening onto the garden. Tiled floor. Television point.



### FARMHOUSE KITCHEN

11.97 m (39'3") x 4.41 m (14'6")

Range of base and wall kitchen cabinets fitted with a range of integrated NEFF appliances including electric oven, grill and steam oven and microwave. Integrated fridge freezer. Separate granite topped Island incorporating an inset one and a half bowl sink unit. Neff induction hob with extractor overhead. Integrated dishwasher. Integrated drinks fridge. Stone tiled floor. Recessed ceiling lights. Television point. Arched window to the side.



### BOOT/UTILITY ROOM

4.45 m (14'7") x 2.64 m (8'8")

Stone floor. Half glazed door and full height windows. Fitted storage. Coving. Recessed ceiling lights.

### STORE ROOM

2.52 m (8'3") x 1.86 m (6'1")

Stone flagged floor. Fitted shelving, Stable door.

### FIRST FLOOR

#### GALLERIED LANDING

Coving. Windows. Radiator. Double airing cupboard with hot water cylinder. Fitted storage.

#### MASTER BEDROOM

4.99 m (16'5") x 4.46 m (14'7")

Window to the rear. Wall lights. Coving.

#### DRESSING ROOM

Range of fitted wardrobes. Radiator. Casement window to the rear, overlooking the lake. Coving. Wall light.

#### EN-SUITE SHOWER ROOM

Jacuzzi bath. Cantilever wash hand basin set on a stand. Low flush WC. Corkscrew radiator. Multi head shower cubicle. Stone tiled floor, heated towel rail. Extractor fan. Recessed lights.





#### BEDROOM FOUR

4.43 m (14'7") x 3.57 m (11'9")

Range of fitted wardrobes and desk. Radiator. Casement window to the lake. Coving. Recessed lights.

#### BEDROOM FIVE

3.47 m (11'5") x 3.29 m (10'9")

Radiator. Casement window to the rear. Coving.

#### BATHROOM

Sunken bath with shower overhead and a tiled surround. Low flush WC. Pedestal wash hand basin. Bidet. Radiator. Window to the Lahr. Recessed lights.

#### BEDROOM THREE

4.44 m (14'7") x 4.08 m (13'5")

Casement window to the side. Television point. Radiator.

#### EN-SUITE SHOWER ROOM

Shower cubicle with shower overhead. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Velux roof light. Linen cupboard with slatted shelving and radiator. Extractor fan. Mirror cabinet.

#### LAUNDRY ROOM

3.26 m (10'8") x 3.22 m (10'7")

Radiator. Window. Extractor fan. Fitted storage. Radiator. Washing machine point.

#### BEDROOM TWO

6.10 m (20'0") x 3.67 m (12'1")

Three windows looking across to the lake. Two radiators. Range of fitted wardrobes. Recessed lights and wall lights. Fitted storage.

#### EN-SUITE SHOWER ROOM

Shower cubicle with shower overhead and stone tiled surround Low flush WC. Wash hand basin set into a vanity. Chrome heated ladder towel rail. Recessed lights. Extractor fan. Window.

#### OUTSIDE

Externally the property has mature gardens and grounds to all sides.

To the front of the property is a patio area with mature shrubs and lawn surrounding and attractive views over the lake.

There is a substantial gravel parking area and tarmac yard providing access to a range of garage/storage buildings which also provide office space/games room storage to the first floor.

There is a 70' x 30' barn providing garage facilities and general storage.



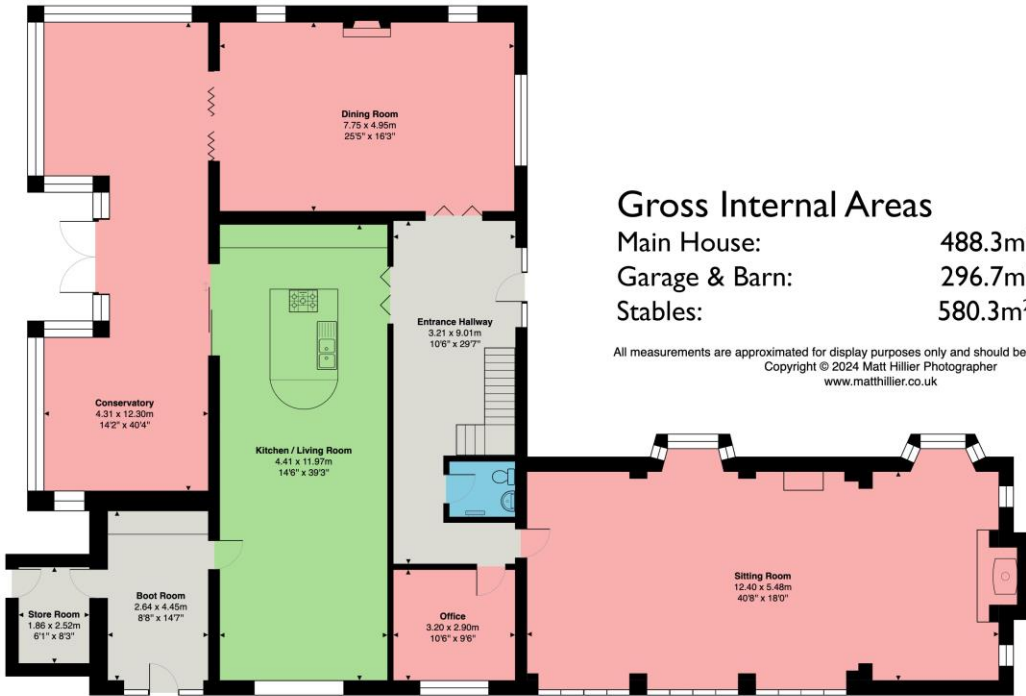
**FLOORPLAN**

**Rectory Farm, Leven, Beverley, HU17 5PA**

**Gross Internal Areas**

Main House: 488.3m<sup>2</sup> ... 5,256ft<sup>2</sup>  
 Garage & Barn: 296.7m<sup>2</sup> ... 3,194ft<sup>2</sup>  
 Stables: 580.3m<sup>2</sup> ... 6,246ft<sup>2</sup>

All measurements are approximated for display purposes only and should be independently verified  
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 www.matthillier.co.uk



**Ground Floor**  
 Gross Internal Area: 279.8 m<sup>2</sup> ... 3012 ft<sup>2</sup>



**First Floor**  
 Gross Internal Area: 208.5 m<sup>2</sup> ... 2244 ft<sup>2</sup>





## RECTORY COTTAGE

Situated in a private courtyard setting to the south of the main house, Rectory Cottage provides accommodation of over 1,300 square feet, comprising: entrance hall, kitchen, large main reception room with living and dining areas and a further garden room with a vaulted ceiling and the southern wall given over to glass, creating a wonderfully light and airy reception space. There are two double bedrooms and a large bathroom with wet room style shower.



### ENTRANCE HALLWAY

Half glazed front door. Tiled floor. Casement window to the front. Recessed ceiling lights. Fitted cupboard housing the underfloor heating manifold and fuses.

### LIVING ROOM

4.29m x 4.39m

Part vaulted ceiling with arched cart shed style window openings to the front. Fully glazed French doors opening into the sheltered courtyard. Television point.

### KITCHEN

4.32m x 2.71m

Range of fitted base and wall cabinets and butcher block style worktops incorporating ceramic sink unit with mixer tap. Electric cooker point with extractor overhead. Recessed ceiling lights. Two Casement windows to the side. Washing machine point.

### GARDEN ROOM

4.4m x 4m

Vaulted ceiling with exposed beams and a fully glazed wall to the side. Sliding patio doors. Television point. Cast iron wood burning stove. Tiled floor. Is there any underfloor heating.

### BEDROOM ONE

4.61m x 3m

Casement window to the side. Recessed ceiling lights.

### BEDROOM TWO

5m x 4.26m

Casement window to the rear. Recessed ceiling lights.

### BATHROOM

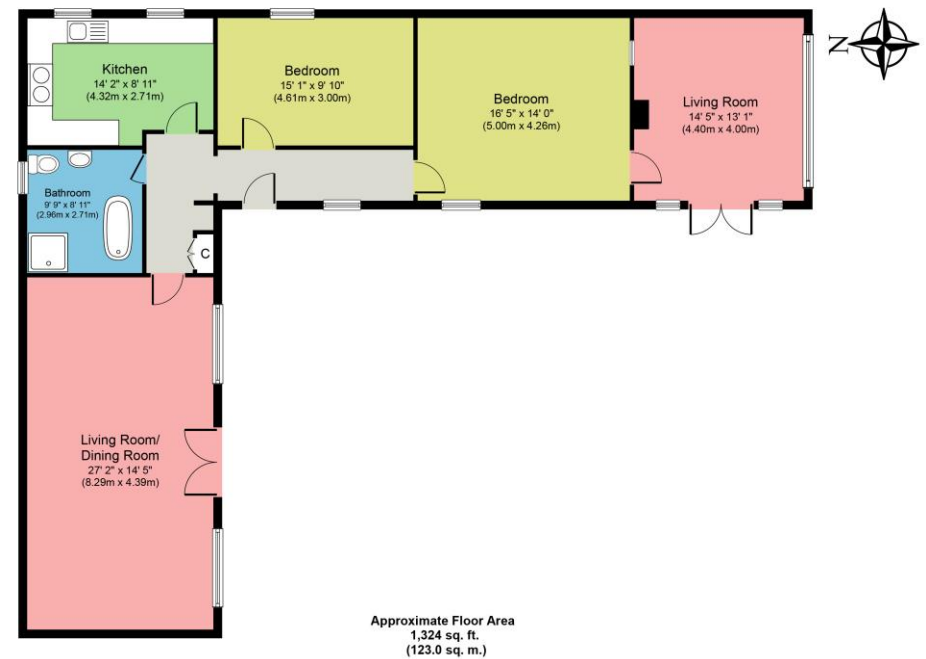
2.96m x 2.71m

Low flush WC. Pedestal wash hand basin. Open Shower area with shower overhead. Freestanding roll top Bath. Casement window to the sides chrome heated ladder towel rail. Extractor fan. Recessed ceiling lights. Tiled floor. Mermaid boarded walls.

### OUTSIDE

To the south west of the house is a large concrete private courtyard area and there are attractive views over the land, riding arena and stables.

### FLOORPLAN



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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## RECTORY STABLES EQUESTRIAN FACILITIES

Situated with a separate private access to the south of the house and cottages is the high quality range of equestrian facilities currently operated as a commercial livery yard.

There is the benefit of a separate private driveway servicing the stables and leading into a large gravelled yard area.

The facilities are currently let on a commercial lease which comprises the stables, arena, yard and around 30 acres at a passing rent of £32,130 per annum.



### STABLE BUILDING

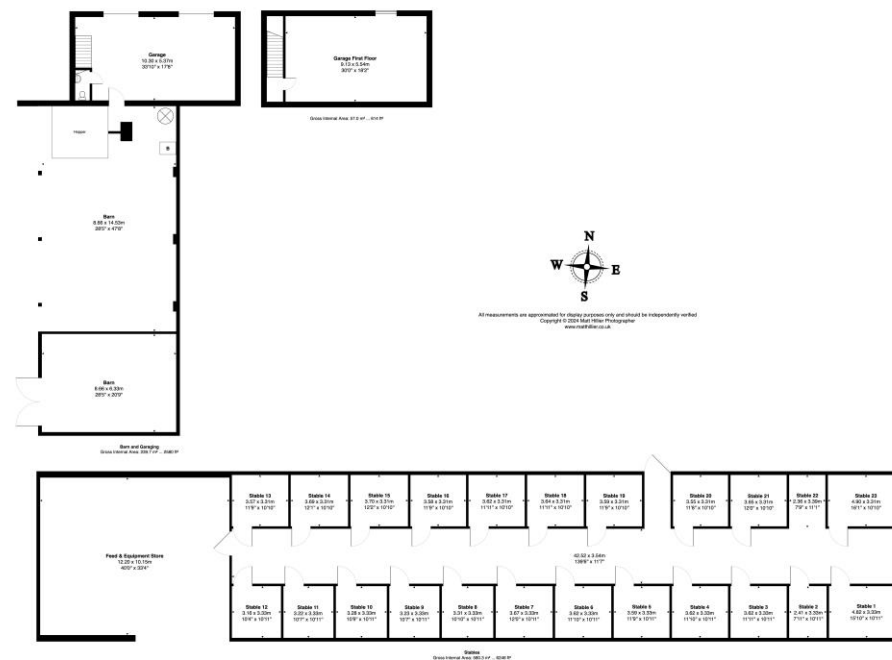
A modern Steel Portal Frame Building with concrete panel walls, Yorkshire Boarding above, fibre cement roof and concrete floor. Split to provide 23 American Barn type stables with central passage, feed store, tack room and hay barn

### OUTDOOR ARENA

Floodlit sand arena with post and rail perimeter fence

### LAND

The land comprises well sheltered grassland providing grass paddocks and mowing land.





## LAND, LAKE AND SPORTING

In all Rectory Farm amounts to around 82.5 acres in a lovely private ring fence.

The farm has been superbly planted to create a lovely private setting with private mature shelterbelts providing privacy, shelter and wildlife and conservation value.



There is a mixture of in-hand grassland and arable land amounting to around 22 acres, plus the 30 acres currently let with the equestrian facilities.

There is around 30 acres of mature woodland and amenity areas, including ponds and the current owners operate a small shoot over the land with the woodland and ponds providing good quality mixed shooting for pheasants, duck, teal and woodcock.

There is a 2.75 acre fishing lake with central islands and providing good quality coarse fishing with stocks of carp, tench, bream and roach. The fishing lake is currently let generating £5,000 per annum. The fishery has the benefit of a private car park to the north of the site.

The land is a lovely setting and given its rural yet accessible location and private setting, may offer opportunities for leisure developments subject to consents.

Further land may be available by separate negotiation.





## GENERAL INFORMATION - REMARKS & STIPULATIONS

### BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. However these are no longer transferable.

### 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. A footpath crosses Lot 1 on the northern boundary. Various wayleaves for electric poles cross the land.

### 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, timber and mineral rights are in hand and included in the sale.

### SPORTING, TIMBER & MINERAL RIGHTS

The property is available as a whole or in the following three lots, see lotting plan overleaf:

Lot 1: House and buildings in around 7.5 acres:	Guide Price: £1,075,000
Lot 2: Rectory Cottage & equestrian facilities in around 50 acres	Guide Price: £1,075,000
Lot 3: 25 acres including fishing lake:	Guide Price: £350,000
<b>TOTAL AS A WHOLE:</b>	<b>Guide Price: £2,500,000</b>

## METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in three lots. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries please contact Tom Watson FRICS or Judith Simpson on 01653 697 820 email [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) / [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

## TENANCIES

The property is currently let as follows:

- Rectory Cottage: AST commenced 1 March 2024 for 6 month term, now rolling periodically at rental of £650pcm (*note same tenant as Rectory Stables*)
- Rectory Stables: Commercial lease commenced 1 March 2024 for 3 year term at rental of £32,130 per annum. *Note there is a landlord break clause to provide 8 months notice at any time.*
- Fishing Lake: Verbal agreement to Humberside Police at annual rent of £5,000 per annum.

The property can be purchased subject to the existing tenancies or with vacant possession for completion by agreement.

## GENERAL INFORMATION

Services:	Mains water and electric. Private drainage. Oil fired heating. Bio-Mass Boiler. Solar Panels
Council Tax:	House: G. Cottage: C
Tenure:	The property is Freehold
Fixtures & Fittings:	Fixtures and Fittings internally and externally will be by negotiation.
EPC:	Available to inspect at the agents Malton office.

Details prepared July 2024. Photographs 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.

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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## PROFESSIONALS IN PROPERTY SINCE 1860



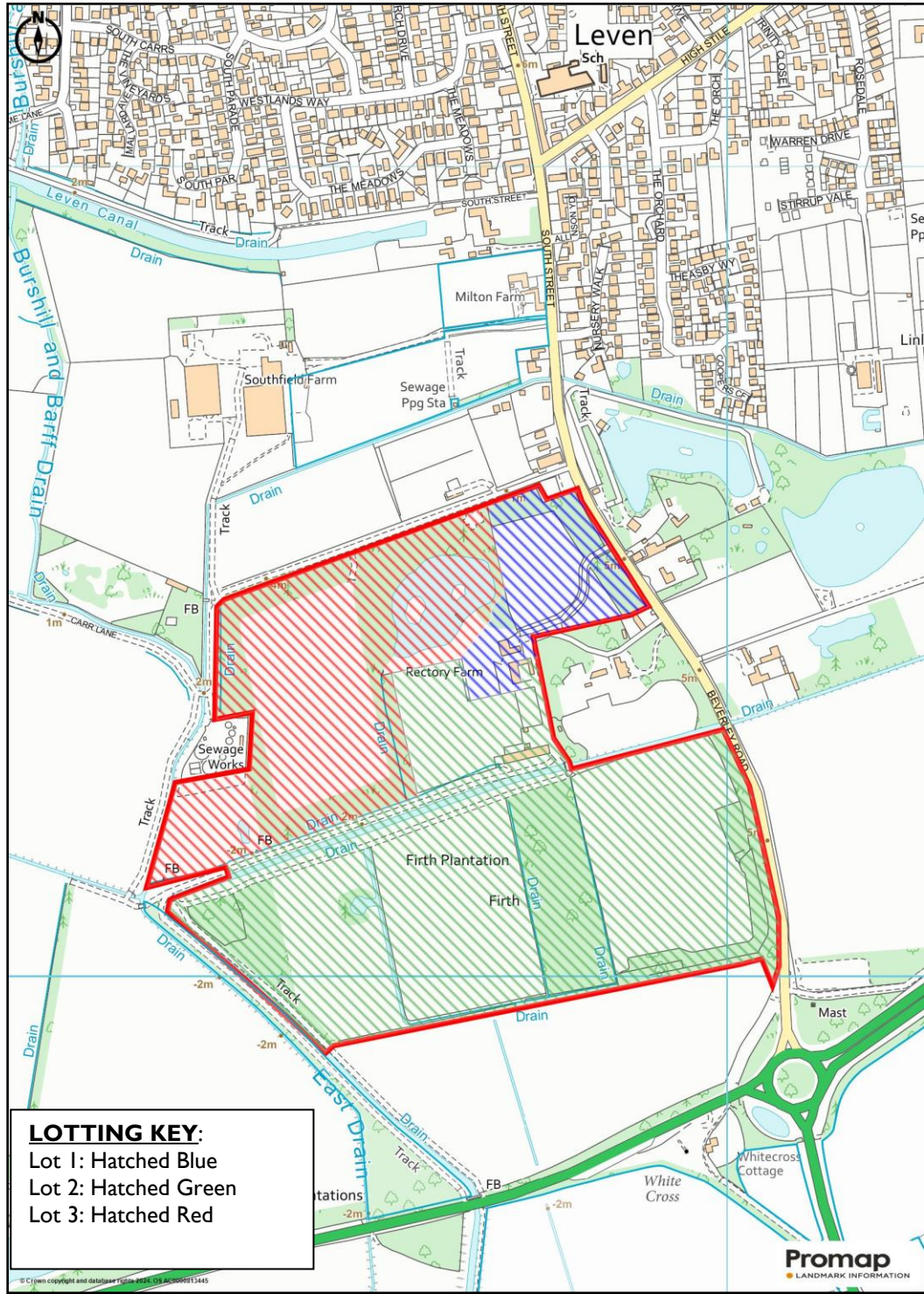
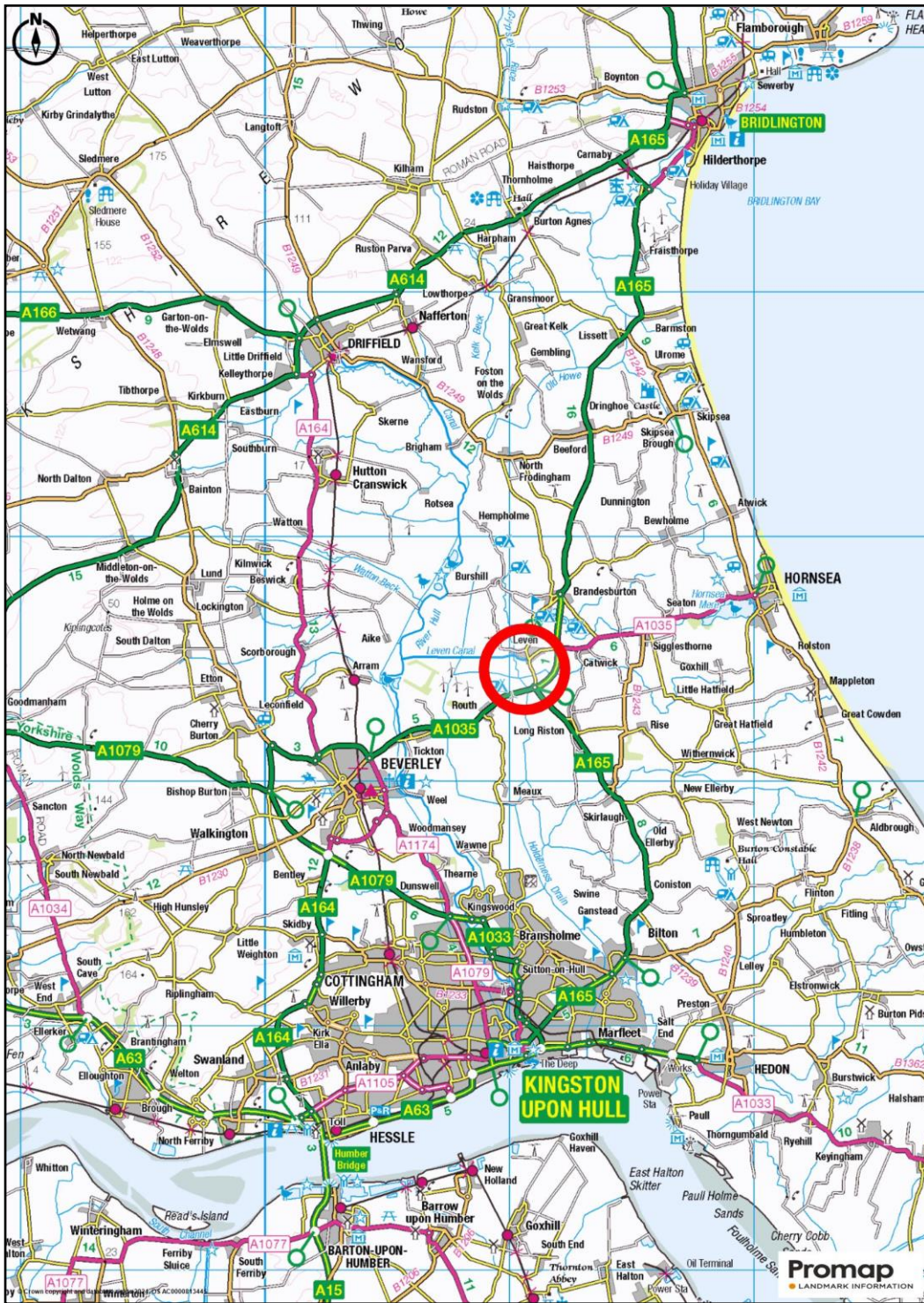
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**LOTING KEY:**  
 Lot 1: Hatched Blue  
 Lot 2: Hatched Green  
 Lot 3: Hatched Red











