



**MANOR FARM, RYTON,
NEAR MALTON, NORTH YORKSHIRE**

Cundalls



MANOR FARM RYTON MALTON, NORTH YORKSHIRE

Malton 3 miles, Pickering 8 miles, York 21 miles, Scarborough 23 miles (Distances Approximate)

A FIRST-CLASS RESIDENTIAL SMALLHOLDING, COMPRISING A SPECTACULAR CONVERSION OF A SUBSTANTIAL GRANARY BARN, TOGETHER WITH ADDITIONAL THREE BEDROOM BARN CONVERSION, EXTENSIVE RANGE OF BUILDINGS & LAND AMOUNTING TO ALMOST 33 ACRES, IN A PEACEFUL, YET ACCESSIBLE RURAL LOCATION.

MANOR FARM: ENTRANCE HALL – SHOWER ROOM – DRAWING ROOM/BEDROOM FOUR – LIVING/DINING ROOM
OPEN-PLAN KITCHEN/BREAKFAST ROOM – UTILITY ROOM – BOOT ROOM – GUEST CLOAKROOM – PLANT ROOM – BAR/ENTERTAINMENT ROOM
FAMILY ROOM – MASTER BEDROOM – DRESSING ROOM – EN-SUITE SHOWER ROOM – TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

THE SMITHY: OPEN-PLAN KITCHEN / DINING / LIVING SPACE – UTILITY ROOM – PLANT ROOM – MASTER BEDROOM – EN-SUITE BATHROOM
TWO FURTHER DOUBLE BEDROOMS – HOUSE SHOWER ROOM

BUILDINGS: EXTENSIVE RANGE OF MODERN PORTAL FRAME BUILDINGS OF SOME 9,425 SQ.FT – DOUBLE GARAGE – HOME OFFICE

GARDENS, GROUNDS & LAND: GRASS PADDOCKS & RIVER FRONTAGE – LANDSCAPED GARDENS – AMPLE PARKING & HARDSTANDING
IN ALL APPROXIMATELY 32.7 ACRES.

FOR SALE AS A WHOLE OR IN TWO LOTS:

Lot 1: Manor Farm Barn, Cottage, Buildings and around 13 acres. Guide Price: £2,000,000

Lot 2: Around 19.7 acres with frontage to the river Rye Guide Price: £200,000

DESCRIPTION

Enjoying an idyllic rural position, yet within a short drive of Malton, Manor Farm is a superb multi-generational smallholding set in almost 33 acres with views across open countryside. It consists of a principal residence of some 3,500sq.ft, a second barn conversion known as The Smithy, offering over 1,650sq.ft of accommodation, landscaped gardens and grounds, 9,425 sq.ft of modern buildings and railed paddocks.

Manor Farm itself is a spectacular conversion of a substantial, nineteenth century granary barn. The current owners carried out the works to an exacting standard, capitalising on the inherent character of the building and upcycling reclaimed materials from the site to form panelling, staircase treads, light fittings, doors and door furniture, to create a unique home of considerable style and quality. The property is packed with high levels of insulation, which in conjunction with ground source central heating and photovoltaic solar panels has resulted in an energy efficient, 21st Century home. It benefits from an appealing and practical layout, which to the ground floor features a sociable, open-plan breakfast/kitchen/dining/living space, opening onto a loggia-style bar and entertainment room, a formal drawing room (or potentially a fourth bedroom when coupled with the adjacent shower room), an impressive entrance hall, boot room, guest cloakroom and utility. Upstairs is a family room, master bedroom suite with dressing room and shower room, two further double bedrooms and a family bathroom.

Converted to an equivalently high standard, The Smithy is a single storey barn conversion, constructed of stone beneath a clay pantile roof, and offers an elegant interior with an impressive open-plan living space, three double bedrooms and two bathrooms (one en-suite). The property has full residential permission and can be permanently occupied full-time with no annexe or holiday let restrictions.

Externally, each house benefits from beautifully landscaped gardens, ample space to park and far-reaching views across open countryside, whilst Manor Farm has the added bonus of a double garage block with an adjoining home office.

A comprehensive range of modern, steel portal frame buildings offer useful storage space for machinery and livestock and provide workshop facilities and total some 9,425sq.ft. The whole property lies within a ring fence and amounts to almost 33 acres in total, with good quality fenced paddocks providing grazing and mowing land, together with river frontage and fishing rights on the river Rye, making the property an ideal proposition for anyone with equestrian or smallholding interests.

LOCATION

The property is situated mid way between Ryton and Great Habton in open countryside. Ryton is a quiet hamlet located only 3 miles north of Malton, therefore despite its rural situation there is excellent access to the A64 Malton bypass for good communications to York, Leeds and beyond. Manor Farm is located along Ryton Rigg Road, a quiet country lane, linking Ryton with the nearby village of Great Habton, where there is a popular public house. The market town of Malton benefits from an excellent range of amenities including shops, pubs, sports facilities and a railway station with regular services to York and the East Coast.

MANOR FARM

ACCOMMODATION

ENTRANCE HALL

6.2m x 5.4m (20'4" x 17'9")

Staircase to the first floor. Exposed beams. Tiled floor. Cloaks cupboard. Three wall light points. Door and casement window to the rear.



SHOWER ROOM

3.4m x 2.1m (11'2" x 6'11")

White suite comprising walk-in shower enclosure, wash basin in vanity unit and low flush WC. Extractor fan. Fully tiled walls and floor. Casement window to the front. Heated towel rail.

DRAWING ROOM / BEDROOM FOUR

5.6m x 5.3m (18'4" x 17'5")

A triple aspect room with bi-fold doors facing west and opening onto the garden. Timber panelling to one wall. Exposed beams. Tiled floor. Three wall light points. Television point.



LIVING / DINING ROOM

7.6m x 5.3m (24'11" x 17'5")

Fully glazed to the front aspect. Feature fireplace. Exposed beams. Two wall light points. Television point. Tiled floor.



OPEN-PLAN KITCHEN/BREAKFAST ROOM

9.0m x 4.4m (29'6" x 14'5")

Range of kitchen cabinets with quartz worksurfaces incorporating a double bowl ceramic sink with Quooker tap. Large, central island unit with breakfast bar created from resin-coated timber. Vaulted ceiling with exposed roof trusses and Velux roof lights. Comprehensive range of integrated appliances, including Fisher & Paykel dishwasher, American style fridge freezer, twin electric ovens, combination oven, induction hob and coffee machine. Casement window and French doors opening onto the courtyard garden. A further set of French doors open onto the bar/entertainment room.



UTILITY ROOM

4.3m x 2.3m (14'1" x 7'7")

Range of kitchen cabinets with quartz worksurfaces, incorporating a Belfast sink. Automatic washing machine point. Space for tumble dryer. Tiled floor. Casement window to the side and door to outside.

BOOT ROOM

2.6m x 2.3m (8'6" x 7'7")

Range of storage cupboards and bench seating. Cloaks cupboard. Tiled floor. Door opening onto the driveway.

GUEST CLOAKROOM

2.0m x 1.7m (max) (6'7" x 5'7")

High flush WC and wash basin in vanity unit. Tiled floor. Casement window to the front.

PLANT ROOM

4.2m x 2.5m (13'9" x 8'2")

Ground source heat pump. Pressurised hot water cylinder. Comms cupboard. Tiled floor. Casement window to the rear.

BAR / ENTERTAINMENT ROOM

8.2m x 4.3m (26'11" x 14'1")

With bar, pizza oven and barbeque. Tiled floor. Exposed brick walls. Open onto the rear garden.



FIRST FLOOR

FAMILY ROOM

6.2m x 5.4m (20'4" x 17'9")

Vaulted ceiling with exposed roof truss. Velux roof light and casement windows to the front and rear. Television point. Exposed brickwork to one wall. Two column radiators.



BEDROOM ONE

5.8m x 3.2m (19'0" x 10'6")

Vaulted ceiling with exposed roof truss. Two Velux roof lights and full-length casement window with views across open countryside. Television point. Column radiator.

DRESSING ROOM

2.7m x 2.1m (8'10" x 6'11")

Fitted storage and hanging rails. Casement window to the front.

SHOWER ROOM

2.9m x 2.1m (9'6" x 6'11")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Vaulted ceiling with exposed roof truss. Tiled walls and floor. Extractor fan. Casement window to the front. Heated towel rail.

BEDROOM TWO

5.5m x 4.5m (18'1" x 14'9")

Vaulted ceiling with exposed roof truss. Exposed brickwork to one wall. Velux roof light. Television point. Casement windows to the front and rear. Two column radiators.



BEDROOM THREE

4.8m x 3.8m (15'9" x 12'6")

Vaulted ceiling with exposed roof truss. Television point. Two casement windows to the front. Column radiator.

HOUSE BATHROOM

3.8m x 2.7m (12'6" x 8'10")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin in vanity unit, and low flush WC. Vaulted ceiling with exposed roof truss. Tiled walls and floor. Extractor fan. Casement window to the front. Heated towel rail.

GARDENS & GROUNDS

The property is approached through a set of electric gates which open onto a sweeping driveway leading to the double garage block, yard and buildings. The gardens are meticulously maintained, with south-facing walled garden adjoining the bar and entertainment room. There are further garden areas at either end, including a lawn and terrace with water feature and views to the west across open countryside.

HOME OFFICE

5.5m x 3.0m (18'1" x 9'10")

DOUBLE GARAGE

6.8m x 5.5m (22'4" x 18'1")

Twin roller shutter doors to the front. Electric light and power.

THE SMITHY

ACCOMMODATION

OPEN-PLAN KITCHEN / DINING / SITTING ROOM

10.2m x 8.9m (max) (33'6" x 29'2")

Range of kitchen cabinets with quartz worksurfaces, incorporating a Belfast sink with Quooker tap. Four ring induction hob, electric oven, warming drawer, and dishwasher. Housing for an American style fridge freezer. Island unit with breakfast bar. Tiled floor. Vaulted ceiling with exposed roof truss and Velux roof lights. Television point. Feature electric fire. Original Blacksmith's forge. Cloaks cupboard. Bi-fold doors opening onto the rear garden. Sliding patio doors to the front garden.



UTILITY ROOM

2.8m x 1.8m (9'2" x 5'11")

Range of kitchen cabinets with quartz worksurfaces, incorporating a Belfast sink. Automatic washing machine point. Space for a tumble dryer. Extractor fan. Tiled floor. Vaulted ceiling with Velux roof light. Casement window to the side and door to the rear garden.

PLANT ROOM

2.4m x 1.7m (7'10" x 5'7")

Ground source heat pump. Pressurised hot water cylinder. Comms cupboard. Tiled floor. Velux roof light.

INNER HALL

Tiled floor. Full length casement window and door onto the rear garden.

BEDROOM ONE

4.4m x 3.7m (14'5" x 12'2")

Vaulted ceiling with exposed roof truss. Television point. Casement window to the front.

EN-SUITE BATHROOM

4.4m x 2.3m (14'5" x 7'7")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin in vanity unit, and low flush WC. Vaulted ceiling with Velux roof light. Extractor fan. Tiled floor. Half-tiled walls. Casement window to the rear. Heated towel rail.

BEDROOM TWO

3.9m x 3.3m (12'10" x 10'10")

Vaulted ceiling with exposed roof truss. Television point. Casement window to the front.

BEDROOM THREE

3.3m x 3.2m (10'10" x 10'6")

Vaulted ceiling. Casement window to the front.

SHOWER ROOM

3.2m x 2.6m (10'6" x 8'6")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Vaulted ceiling. Extractor fan. Tiled floor. Half-tiled walls. Casement window to the front. Heated towel rail.

GARDENS & GROUNDS

To the rear of the property is a walled garden with lawn, paved terrace, and a timber garden shed. The Smithy benefits from its own access and electric gates open onto a secure parking area and has a further garden area to the west.

THE OUTBUILDINGS

Situated in a large concrete yard an excellent range of modern buildings with electric, water and broadband supplies, comprising:

GENERAL PURPOSE BUILDING / WORKSHOP

18m x 18.2m plus 18.2m x 10.8m

Steel Portal Frame building with double concrete panel walls and Yorkshire Boarding above. Concrete floor. Fibre cement roof. Roller shutter door and personnel door.

GENERAL PURPOSE BUILDING / LIVESTOCK BUILDING

20m x 17.4m

Steel Portal Frame building split into two. General store area with workshop and mezzanine above, with double concrete panel walls and profile sheeting above. Concrete floor. Fibre cement roof. Two x Roller shutter door and personnel door. Separate workshop area with insulated profile sheet cladding and roof.

THE LAND

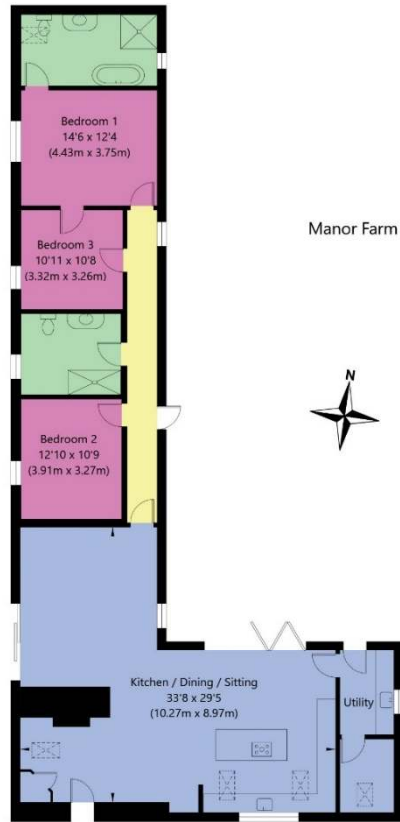
In all the property is situated within almost 33 acres. The agricultural land surrounding the steading amounts to around 11.4 acres providing good quality grazing and mowing land suitable for livestock grazing or pony paddocks. Over the road, an additional 19.7 acres with a number of mature trees, river frontage and fishing rights on the river Rye provides an attractive amenity area.

The land is within an SFI environmental scheme, generating around £7,500 per annum.

GENERAL INFORMATION

Services:	Mains water and electricity. Private drainage. Ground source central heating. Photovoltaic solar panels. Hard-wired superfast broadband connected.
Council Tax:	Manor Farm: Band G. The Smithy: Band: F.
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Post Code:	YO17 6RY.
EPC Rating:	Manor Farm: C79. The Smithy: C70.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

Manor Farm, Ryton Rigg Road, Malton, YO17 6RY



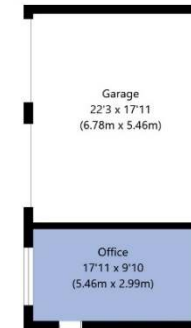
The Smithy - Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1663 SQ FT / 154.49 SQ M



Manor Farm - Ground Floor - (Excluding Bar / Entertainment Room)
GROSS INTERNAL FLOOR AREA
APPROX. 1964 SQ FT / 182.49 SQ M



Manor Farm - First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1474 SQ FT / 136.95 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
Manor Farm Main House - 3517 SQ FT / 326.72 SQ M - (Excluding Bar/Entertainment Room & Garage)
The Smithy - 1663 SQ FT / 154.49 SQ M
Total - 5356 SQ FT / 497 SQ M - (Excluding Garage & Bar/Entertainment Room, Including Office)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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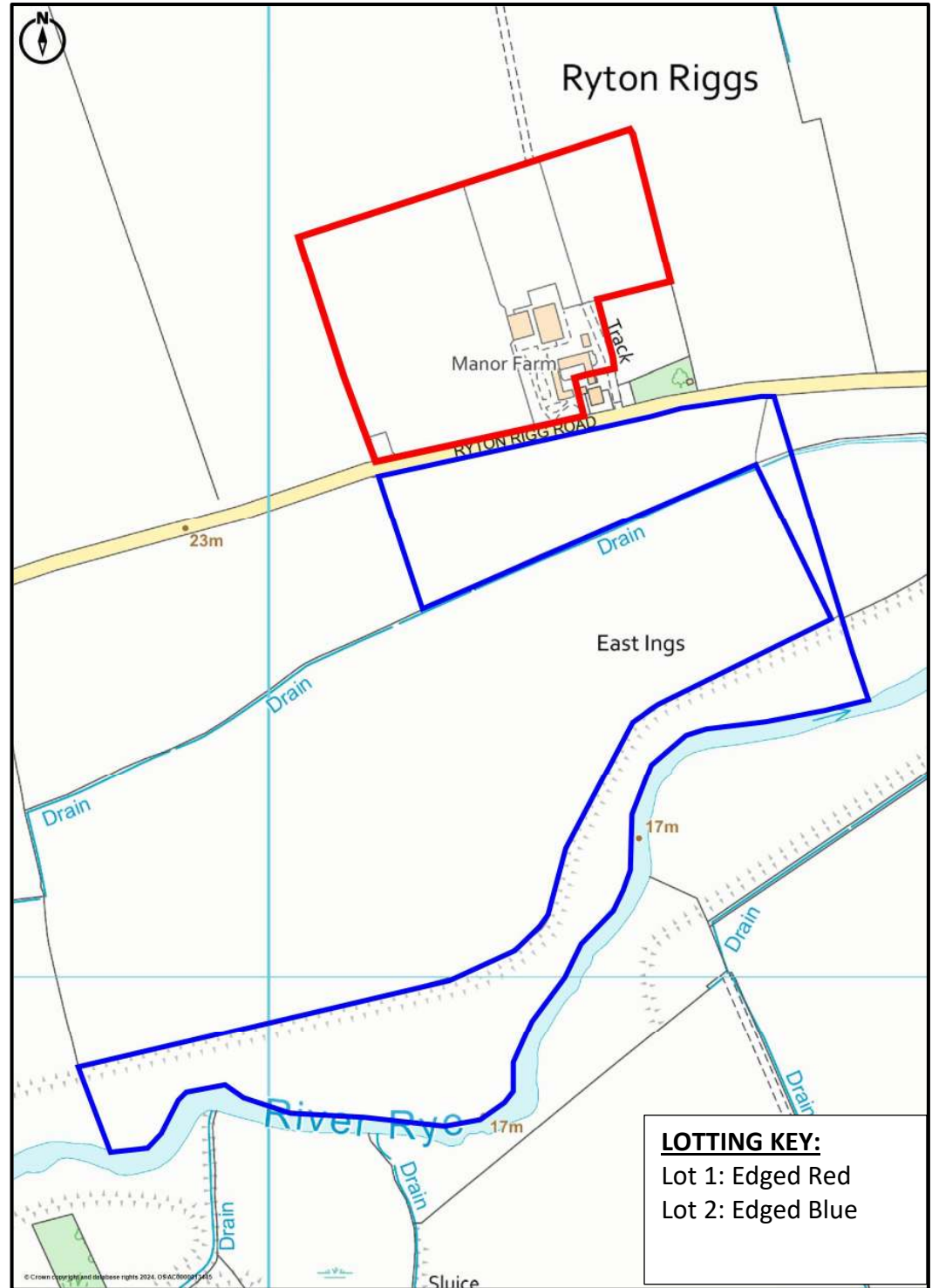
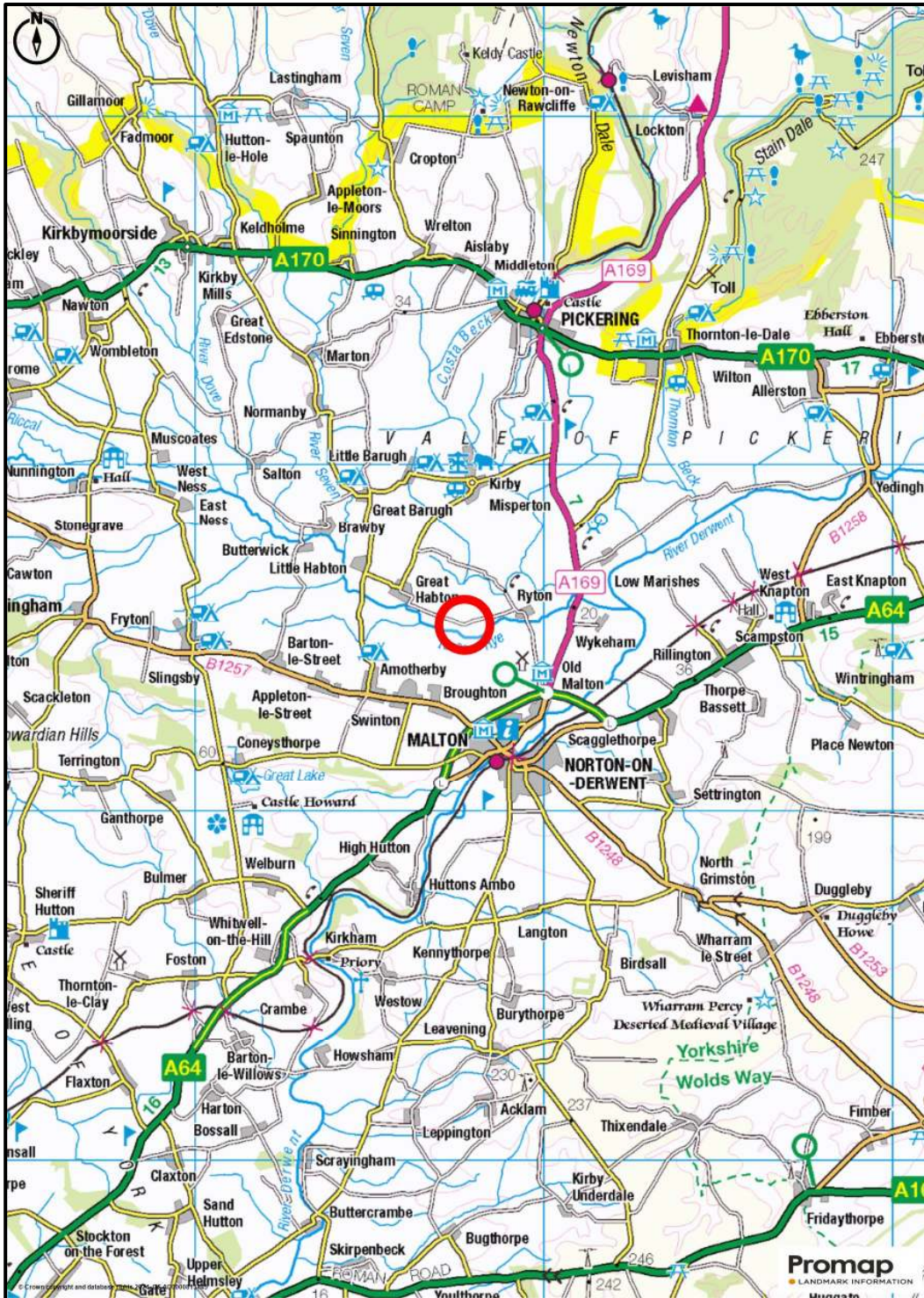


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LOTING KEY:
 Lot 1: Edged Red
 Lot 2: Edged Blue

