



**HARTSWOOD FARM
EAST KNAPTON, NEAR MALTON**

Cundalls



HARTSWOOD FARM EAST KNAPTON MALTON, NORTH YORKSHIRE

Malton 8 miles, Scarborough 15 miles, York 26 miles,
Distances Approximate

A GREAT OPPORTUNITY TO ACQUIRE A DIVERSE HOLIDAY COTTAGE COMPLEX SET IN APPROXIMATELY 5.5 ACRES & COMPRISING OF A PRINCIPAL FIVE BEDROOM FARMHOUSE, A PAIR OF SELF-CONTAINED TWO BEDROOM APARTMENTS, ONE BEDROOM HOLIDAY COTTAGE, LEISURE SUITE WITH HEATED INDOOR POOL, RANGE OF OUTBUILDINGS, Paddock & 5 PITCH CARAVAN SITE.

HARTSWOOD FARMHOUSE: SUBSTANTIAL FIVE BEDROOM FARMHOUSE WITH A VERSATILE RANGE OF ACCOMMODATION & CAPABLE OF BEING SPLIT AS SELF-CONTAINED TWO & THREE BEDROOM UNITS, IF REQUIRED.

TWO BEDROOM HOLIDAY APARTMENTS: A PAIR OF SPACIOUS APARTMENTS, EACH WITH LOUNGE DINER, KITCHEN, TWO BEDROOMS & BATHROOM

COWSHED COTTAGE: SINGLE STOREY HOLIDAY COTTAGE LINKED TO THE MAIN HOUSE WITH OPEN-PLAN KITCHEN/LIVING ROOM, BEDROOM & SHOWER ROOM

CARAVAN SITE: 5 TOURING PITCHES WITH ELECTRIC HOOK-UPS & FURTHER POTENTIAL, SUBJECT TO PLANNING.

LEISURE SUITE: 60FT HEATED INDOOR SWIMMING POOL, CHANGING ROOMS & GYMNASIUM.

OUTBUILDINGS: USEFUL RANGE OF BUILDINGS EXTENDING TO OVER 4,500FT² TO INCLUDE AMERICAN BARN STABLING, WORKSHOP & OPEN FRONTED GARAGE

GARDENS, GROUNDS & PADDOCKS: IMMACULATELY MAINTAINED GARDENS, AMPLE GRAVELLED PARKING & THREE FENCED PADDOCKS.

ADDITIONAL INCOME: AN ADDITIONAL INCOME STREAM IS CURRENTLY PROVIDED BY A RENEWABLE HEAT INCENTIVE (RHI), ATTRIBUTABLE TO THE BIOMASS CENTRAL HEATING SYSTEM

**FOR SALE BY PRIVATE TREATY
FREEHOLD**

DESCRIPTION

Hartswood Farm is an impressive holiday cottage complex set within open countryside between the Yorkshire Wolds and the North York Moors. The property comprises of a very substantial five-bedroom farmhouse, together with three self-contained holiday lets, superb leisure suite with indoor pool, five pitch caravan site, paddocks and an extensive range of outbuildings.

The current owners have invested a significant amount of time and money into Hartswood, creating a popular and successful lifestyle business which we feel still has further potential.

The accommodation within the principal dwelling is particularly versatile and has been arranged in such a way that it can be subdivided in order to provide two-bedroom owner's accommodation, along with a three-bedroom guest wing for letting. Cowshed Cottage, a single storey one bedroom cottage, adjoins Hartswood Farmhouse and would be equally suitable as either a holiday let or annexe accommodation.

The two apartments are located above the leisure suite and have proved popular with guests. Each apartment includes spacious living areas and fitted kitchens, along with two bedrooms and a bathroom.

The leisure suite is an especially useful asset to this type of enterprise and includes a 60ft heated indoor pool and gymnasium. All heating at Hartswood Farm is provided by a wood pellet boiler, which attracts a significant, annual RHI payment, making for a cost-effective arrangement.

A 5-pitch caravan site has been created on the edge of the plot, with each gravelled hardstanding having an electric hook-up. Subject to securing the necessary consents there may be potential to further increase this.

For anyone with equestrian or smallholding interests there are three fenced paddocks and some first-class American barn stabling adjoining a steel-frame workshop and open-fronted three-bay garage. Additional outbuildings include a large tack room, wood shed, former poultry shed, various stores and a laundry.

LOCATION

East Knapton is a rural hamlet located just off the A64, approximately 8 miles east of Malton and 15 miles west of Scarborough. Good local facilities are available in the nearby village of Rillington where there is a primary school, village shop and post office, two public houses and doctor's surgery. A comprehensive range of amenities can be found in the market town of Malton, which has gained a reputation as Yorkshire's food capital with its high-profile food festivals, artisan producers and farmer's market. Its railway station has regular services to York from where London can be reached in less than 2 hours.

HARTSWOOD FARMHOUSE

GUEST WING ACCOMMODATION

ENTRANCE HALL

6.1m x 3.0m (20'0" x 9'10")

Staircase to the first floor. Cast iron wood burning stove set within an exposed brick chimney breast. Three wall lights. Radiator.



SNUG AREA

3.7m x 2.6m (12'2" x 8'6")

Parquet floor. Two wall lights. Radiator.

LIVING ROOM

7.3m x 4.3m (23'11" x 14'1")

Cast iron wood burning stove set within a brick fireplace. Parquet floor. Television point. Two casement windows to the south. Three radiators.



DINING ROOM

4.3m x 3.1m (14'1" x 10'2")

Casement windows to the south and west. Radiator. Open onto the:

CONSERVATORY

3.5m x 3.4m (11'6" x 11'2")

French doors opening onto the garden. Radiator.

DINING KITCHEN

7.3m x 3.6m (max) (23'11" x 11'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric range cooker. Dishwasher point. Tiled floor. Television point. Casement window to the north. Opening onto the adjoining Conservatory. Radiator.



CONSERVATORY

5.5m x 2.0m (18'1" x 6'7")

Three wall lights. Tiled floor. French doors opening onto the garden. Radiator. Connecting door to Cowshed Cottage.

CLOAKROOM

Wash basin. Quarry tile floor. Casement window. Heated towel rail.

WC

High flush WC. Quarry tile floor. Casement window.

FIRST FLOOR

LANDING

Connecting door to the Private Quarters Accommodation. Radiator.

BEDROOM ONE

5.9m x 3.6m (19'4" x 11'10")

Casement windows to the north and east. Two radiators.

EN-SUITE SHOWER ROOM

3.5m x 1.5m (11'6" x 4'11")

White suite comprising: shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the west. Heated towel rail.

BEDROOM TWO

4.9m x 4.3m (max) (16'1" x 14'1")

Period fireplace. Casement window to the south. Radiator.

EN-SUITE SHOWER ROOM

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

White suite comprising: double shower cubicle, wash basin and low flush WC. Casement window to the south. Heated towel rail.

BEDROOM THREE

4.3m x 3.0m (14'1" x 9'10")

Period fireplace. Casement window to the west. Radiator.

EN-SUITE BATHROOM

2.7m x 1.9m (8'10" x 6'3")

White suite comprising: bath, wash basin and low flush WC. Casement window to the south. Heated towel rail.

PRIVATE QUARTERS ACCOMMODATION

LINK CORRIDOR

21.0m x 2.4m (68'11" x 7'10")

Part-panelled walls. Two sets of doors to the front (west) and two to the rear. Three radiators.

DINING / LIVING ROOM

13.8m x 5.0m (45'3" x 16'5")

Cast iron wood burning stove set within a brick surround with timber mantel. Staircase to the first floor. Exposed beams. Six wall lights. Television point. Three radiators.



KITCHEN / FAMILY ROOM

9.1m x 3.5m (29'10" x 11'6")

Plus 3.4m x 2.5m (11'2" x 8'2")

Range of kitchen cabinets incorporating stainless steel sink unit. Integrated dishwasher. Electric cooker point. Television point. Two casement windows to the south and one to the east. Loft hatch. Radiator.

PLAY ROOM

5.9m x 3.5m (19'4" x 11'6")

Loft hatch. Casement window to the east. Leading through to:-

HOME OFFICE

3.5m x 2.9m (11'6" x 9'6")

Door and casement window to the rear (east). Radiator.

FIRST FLOOR

LANDING

Large, walk-in airing/linen cupboard. Loft hatch. Casement windows to the north and east. Four radiators.

BEDROOM FOUR

3.8m x 3.3m (including fitted wardrobes) (12'6" x 10'10")

Range of fitted wardrobes. Three wall lights. Door opening onto a balcony. Radiator.

EN-SUITE BATHROOM

3.0m x 2.3m (max) (9'10" x 7'7")

White suite comprising: bath with shower over, wash basin and low flush WC. Casement window to the south. Heated towel rail.

BEDROOM FIVE

3.8m x 3.7m (12'6" x 12'2")

Plus 2.5m x 1.9m (8'2" x 6'3")

Range of fitted wardrobes. Television point. Door opening onto a balcony. Radiator.

EN-SUITE BATHROOM

2.4m x 1.8m (7'10" x 5'11")

White suite comprising: bath with shower over, wash basin and low flush WC. Extractor fan. Heated towel rail.

COWSHED COTTAGE

ACCOMMODATION

KITCHEN / LIVING ROOM

4.8m x 2.9m (15'9" x 9'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Ceramic hob and electric oven. Dishwasher point. Television point. Exposed beams. Tiled floor. Casement windows to either side. Radiator.

DOUBLE BEDROOM

3.8m x 2.9m (12'6" x 9'6")

Exposed beams. Tiled floor. Casement window to either side. Radiator.



EN-SUITE SHOWER ROOM

2.2m x 1.3m (7'3" x 4'3")

White suite comprising: shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan.

APARTMENT EAST

ACCOMMODATION

LOUNGE DINER

7.8m x 4.3m (25'7" x 14'1")

Television point. Velux roof light to the south, casement window to the north and full-length window to the east. Four wall lights. Loft hatch. Two radiators. Stairs leading up to:-

KITCHEN

3.7m x 3.1m (12'2" x 10'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob and electric oven. Extractor hood. Velux roof light to the south. Radiator. Walk-in cupboard with radiator.

BEDROOM ONE

3.4m x 2.8m (to fitted wardrobes) (11'2" x 9'2")

Range of fitted wardrobes. Casement window to the north. Radiator.

BEDROOM TWO

3.4m x 3.3m (max) (11'2" x 10'10")

Fitted wardrobe. Two Velux roof lights to the south. Radiator.

BATHROOM & WC

2.7m x 1.7m (8'10" x 5'7")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Eaves storage cupboard. Casement window to the north. Radiator.

APARTMENT WEST

ACCOMMODATION

KITCHEN

3.6m x 3.0m (11'10" x 9'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob and electric oven. Extractor fan. Velux roof light to the south. Radiator. Part-open onto the Lounge Diner.

LOUNGE DINER

6.6m x 3.5m (21'8" x 11'6")

Velux roof light to the south and casement window to the north. Television point. Two radiators.

BEDROOM ONE

3.5m x 2.9m (11'6" x 9'6")

Range of fitted wardrobes and drawers. Casement window to the north. Radiator.

BEDROOM TWO

3.4m x 2.8m (max) (11'2" x 9'2")

Fitted wardrobe. Two Velux roof lights to the south. Radiator.

BATHROOM & WC

3.6m x 1.7m (11'10" x 5'7")

White suite comprising: bath, wash basin and low flush WC. Extractor fan. Eaves storage cupboard. Casement window to the north. Radiator.

LEISURE SUITE

INDOOR SWIMMING POOL

18.4m x 12.3m (60'4" x 40'4")

With heated swimming pool measuring approximately 13m x 8m (max) and incorporating a jacuzzi. Doors opening out onto the terrace. Tiled floor.

CHANGING ROOMS

4.2m x 3.1m (13'9" x 10'2")

Three changing cubicles, shower and WC. Wash basin. Tiled floor. Extractor fan. Heated towel rail.

GYMNASIUM

4.3m x 3.2m (max) (14'1" x 10'6")

Tiled floor. Television point.

PLANT ROOM

4.4m x 2.2m (14'5" x 7'3")

Pool filter and boiler.

GARDENS & GROUNDS

The house and letting cottages are surrounded by immaculately maintained gardens and grounds. The vast majority is laid to lawn for ease of maintenance and interspersed with mature shrubs and trees. A substantial, flagged stone terrace adjoins the leisure suite and there is ample gravelled parking.

THE OUTBUILDINGS

STORE ROOM

2.8m x 2.2m (9'2" x 7'3")

Door through to:-

LAUNDRY ROOM

2.5m x 2.0m (8'2" x 6'7")

Automatic washing machine point. Radiator.

STORE

5.6m x 3.6m (18'4" x 11'10")

Electric light and power. Concrete floor.

THREE BAY OPEN FRONTED GARAGE / CAR PORT

8.2m x 5.3m (26'11" x 17'5")

Steel frame building. Electric light. Concrete floor.

WORKSHOP

11.3m x 8.2m (37'1" x 26'11")

Steel frame building. Electric light and power. Concrete floor. Roller shutter door onto the yard (south).

AMERICAN BARN

16.9m x 8.6m (55'5" x 28'3")

Roller shutter door onto the yard (west). Five loose boxes, each measuring approximately 4.1m x 3.3m, each one with doors opening onto the paddock. Electric light and power. Concrete floor.

The property also has the benefit of additional useful outbuildings including FORMER POULTRY HOUSE measuring approx. 60' x 20'; a further range comprising of BOILER HOUSE & PELLET STORE; TACK ROOM & LOG STORE.

FIVE-PITCH CARAVAN SITE

Five touring pitches with electric hook-ups, located in the north-west corner of the site.

THE LAND

Along the northern portion of the site are three fenced grass paddocks, ideal for anyone with equestrian or smallholding interests. The American barn adjoins the middle paddock and the five loose boxes opening directly onto it. In the north-eastern corner of the plot is a small spinney with a variety of trees.

GENERAL INFORMATION

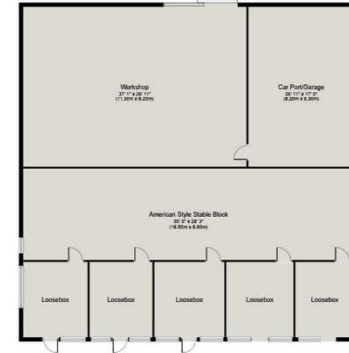
Services:	Mains water and electricity. Septic tank drainage. Biomass central heating.
Council Tax:	Band: E (North Yorkshire Council).
Business Rates:	RV: £4,350, subject to small business rate relief (if applicable).
Tenure:	We understand that the property is Freehold.
Post Code:	YO17 8JA.
EPC Ratings:	Hartwood Farm: D62. Cottages: C75.
Note:	Notice is hereby given that one the owners works at Cundalls.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



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.



First Floor
Approximate Floor Area
3,477 sq. ft.
(323.0 sq. m.)



Outbuilding
Approximate Floor Area
3,035 sq.ft.
(282.0 sq.m.)



Ground Floor
Approximate Floor Area
7,298 sq. ft.
(678.0 sq. m.)

C010 Printed by Ravensworth Digital 0870 112 5306



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

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

3 Church Street, Helmsley, York YO62 5BT
 Tel: 01439 772000 Fax: 01439 770535
 Email: helmsley@cundalls.co.uk





