



**ESTATE HOUSE FARM**  
IRTON, SCARBOROUGH, NORTH YORKSHIRE, YO12 4RQ

**Cundalls**



## ESTATE HOUSE FARM

IRTON  
SCARBOROUGH  
NORTH YORKSHIRE

*Scarborough 4 miles, Pickering 15 miles, York 35 miles (All Distances Approximate)*

### **EDGE OF VILLAGE RESIDENTIAL AND EQUESTRIAN SMALLHOLDING**

*“Estate House Farm is a well-equipped compact residential and equestrian smallholding located within Irtton near Scarborough. The property includes a 3 bedroom bungalow, a range of buildings and grassland and in all amounts to around 9.2 acres”*

**House:** A modern bungalow comprising: Entrance Hall, Kitchen, Sitting/Dining Room, Store, Bedroom with En-suite, Two further Bedrooms and Bathroom.

**Buildings:** A good range of buildings comprising reasonably modern buildings. Including loose box/stables, stores, livestock housing and machinery storage.

**Land:** In all 9.2 acres situated within a ring-fenced block providing grazing land which is well fenced. An additional 68 acres adjoining is also available by separate negotiation.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: OFFERS OVER £600,000**

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## DESCRIPTION / BACKGROUND

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Estate House Farm comprises a compact residential and equestrian small holding, situated in a pleasant edge of village location to the immediate south of Irton village, near Scarborough.

The property comprises a modern, three bedroom bungalow, a range of buildings and in all, around 9.2 acres of grassland.

The residential accommodation at the property is situated in a modern bungalow constructed of stone under a pitched pantile roof with double glazed timber frame windows and was constructed within the last 15 years.

The property benefits from a spacious hardcore yard area with parking for several vehicles, ample turning space and storage and benefits from two modern portal frame buildings, providing useful storage space and a brick barn providing stabling.

The land is situated immediately to the south of the yard and comprises a number of well fenced grazing paddocks, providing good quality grazing land, currently utilised for horse grazing and with the benefit of a traditional timber and pantile building, offering possible potential.

In all the property sits within an attractive ring fence of around 9.2 acres of which around 8.3 acres is grassland providing grazing land.

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## LOCATION

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The property is situated centrally within in Irton village, but the property then faces south and land leads into open countryside.

Irton and the adjacent Seamer village offer a wide range of services and amenities including primary school, mini supermarket, public houses, fish and chip shop and sporting and leisure facilities.

The coastal resort of Scarborough is situated around 4 miles to the north and provides a full range of services and amenities including schools, shops, restaurants, public houses, tourist attractions including two sandy beaches, sporting and leisure facilities and a railway station.

The historic City of York is within 18 miles and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

The property can be identified by the Cundalls For Sale board.



## HOUSE

The residential accommodation at the property is situated in a modern bungalow constructed of stone under a pitched pantile roof with double glazed timber frame windows and was constructed within the last 15 years.



The accommodation comprises

### ENTRANCE HALL

2.15m x 4.5m

Wooden floor, radiator, loft hatch

### LIVING ROOM

5.5m x 4.53m

A well-proportioned double aspect room with southwest facing outlook, with large open windows. Laminate flooring and part carpet, open fireplace with stone surround and stone hearth with timber mantel over, double radiator, double doors leading through to.

### KITCHEN

4.41 x 2.94m

Range of fitted wall and base units incorporating single drainer stainless steel sink with mixer tap over. Tiled splash backs, ideal gas boiler, door to the rear garden, plumbing for the dishwasher and washing machine, radiator.



### BEDROOM ONE

5.53m x 3.71m plus ensuite 2.7m x 1.56m

A good size double bedroom with double aspect and large windows opening onto a southwest facing garden. Radiator.

### EN-SUITE

White suite comprising fitted shower cubicle with Triton electric shower. Pedestal wash hand basin, low flush wc, radiator, tiled floor and walls, extractor fan.

### BEDROOM TWO

4.75m x 3m

Double bedroom, radiator

### BATHROOM

2.71m x 1.92m

Fitted white suite with bath, low flush wc, pedestal wash hand basin, radiator, extractor fan, tiled walls and floors.

### BEDROOM THREE

4.32m x 3.22m

Double bedroom with double aspect, radiator.

## OUTSIDE

To the south of the property is a large hard core yard area with parking for several vehicles.

To the southwest of the house is a part walled garden with large open lawn, boarded by timber panelled fencing and some mature trees.



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## **BUILDINGS**

The property benefits from a good range of buildings situated in a large yard to the south of the house.

The buildings provide stabling/loose boxes, workshops, storage and include machinery and produce storage and livestock housing.

The buildings are situated in a large hardcore yard area providing immediate access to the adjoining fields. The buildings benefit from electric and water supplies.

The buildings comprise as follows:

### **GENERAL PURPOSE BUILDING**

12m x 15m

Steel portal frame building with block work and fibre cement sheet panels to the side and fibre cement roof above. Concrete floor, electric and water.

### **GENERAL PURPOSE BUILDING / STRAW SHED**

20.4m x 8.6m

Steel portal frame building with part block work and part fibre cement side panels. Fibre cement roof, earth floor, open sided to the south.

### **BRICK BUILDING / STABLES**

15.2m x 5.6m

Brick building with pitched roof, concrete floor, access to the north and south, providing open stabling.



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## **LAND**

In all the property amounts to a total of approximately 9.2 acres.

Situated to the south of the house and the yard, are a number of grazing / holding paddocks comprising around 8.4 acres boarded by post and wire fencing and hawthorn hedgerows.

There is a good quality internal track leading between the paddocks and the benefit of a timber frame and pantile building providing stabling and storage facilities.

Given the edge of village location the land may have long term residential development prospects subject to the necessary consents

The land is bordered by mature hawthorn hedgerows, post and wire fencing and has a number of mature trees situated within the hedge boundaries.



## GENERAL INFORMATION - REMARKS & STIPULATIONS

### BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

### 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 neighbouring property has a right of way through part of the yard. The driveway is owned by Estate House Farm and adjacent neighbours to the north have a right of access.

### SPORTING, TIMBER & MINERAL RIGHTS

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

### 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.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the house and is available for inspection at the agents Malton office, or please find insert attached.

### METHOD OF SALE

The property is offered for sale by private treaty as a whole. Interested parties should register their interest with the agent, in order to be kept informed of how the sale will conclude.

For those with queries on the sale please contact: Tom Watson, FRICS FAAV at the Cundalls Malton office on 01653 697 820 or email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) /

### OVERAGE AGREEMENT

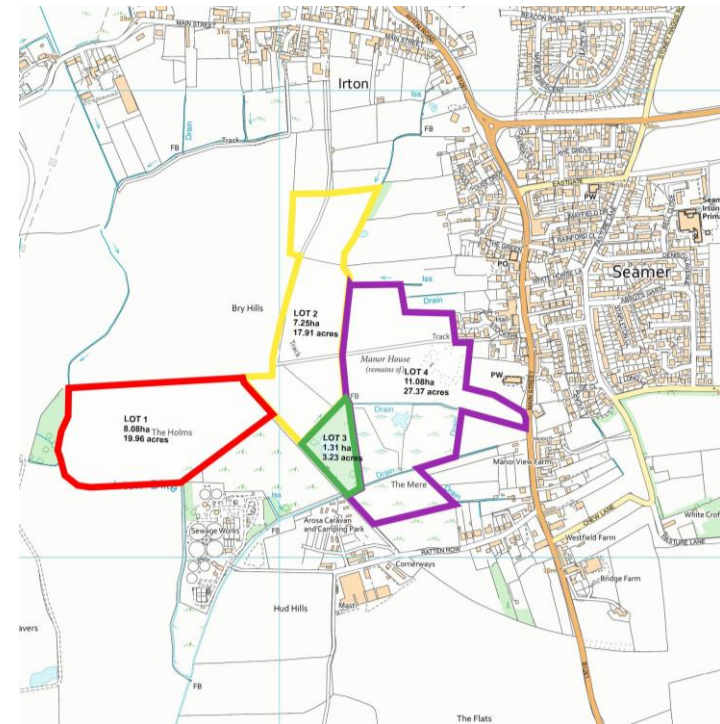
The property is sold subject to a development overage, whereby the vendor will be entitled to a clawback of 50% of the uplift in value in the event that the property receives planning consent for any additional residential development for a period of 25 years from completion.

## GENERAL INFORMATION

Services: Mains electric. Mains water. Private Septic Tank Drainage.  
Planning: North Yorkshire Council: 01653 600 666  
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agents Malton office, 01653 697 820.  
Postcode: YO12 4RQ  
Guide Price: Offers over £600,000

## ADJACENT LAND

Please note an additional 68.3 acres of land immediately adjoining the property may be available to purchase by separate negotiation.



NOTICE:  
Details and photographs prepared September 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.

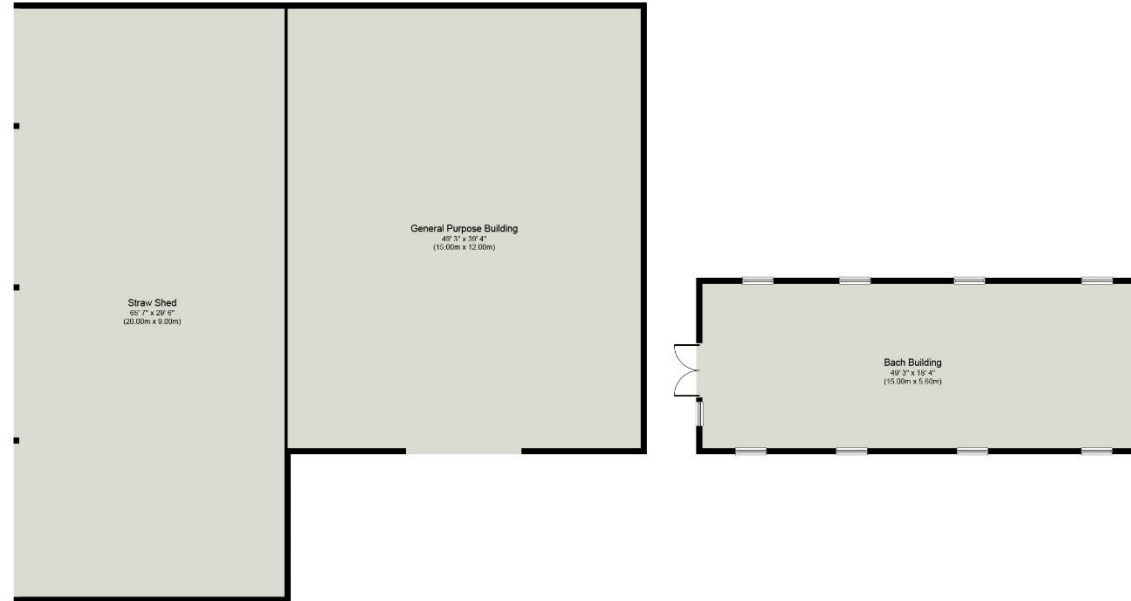






**Approximate Floor Area**  
**1,174 sq. ft.**  
**(109.0 sq. m.)**

**Ground Floor**



**Outbuilding**  
**Approximate Floor Area**  
**4,789 sq. ft.**  
**(444.9 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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