



KIRKGATE FARM

SAWDON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9DU

CUNDALLS

EST 1860



KIRKGATE FARM

SAWDON
SCARBOROUGH
NORTH YORKSHIRE

Brompton by Sawdon 1.5 mile, Scarborough 9 miles, Pickering 10 miles, Malton 15 miles, York 30 miles, A64 3 miles (All distances approximates)

AN ATTRACTIVE RESIDENTIAL FARM IN A LOVELY EDGE OF VILLAGE SETTING

Kirkgate Farm is a well-equipped residential farm comprising a 4 bedroom house, over 15,000 sq.ft buildings and stables, 31.96 acres and is conveniently positioned in a private position on the southern edge of Sawdon village

House: Situated with a lovely south facing aspect, a modern house providing over 2,000 square feet of accommodation located in mature private grounds and with a nice outlook. The property is subject to an Agricultural Occupancy Clause. Outside there are south facing gardens and grounds.

Buildings: A good range of reasonably modern buildings and stables totalling over 15,000 sq.ft of floorspace providing livestock, machinery, stables and produce storage in a large yard. There is also a useful L Shaped stable block with direct access to grazing paddocks.

Land: In all the land extends to approximately 31.96 acres comprising grazing and mowing land and a very attractive grass dale with stream frontage.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

LOT 1: House, Buildings & around 16.84 acres

LOT 2: Around 14.98 acres

GUIDE PRICE: £1,300,000

DESCRIPTION / BACKGROUND

Kirkgate Farm is a very nicely situated residential and equestrian smallholding, located in a private position within well wooded grounds on the immediate south of the attractive village of Sawdon, positioned on the edge of the North York Moors National Park.

The property comprises a 4 bedroom house, over 15,000 sq.ft of buildings providing workshop, storage, livestock housing and stabling and in all is situated within just under 32 acres of land.

The current vendors purchased the property as a parcel of land and buildings and the modern stone farmhouse was then built around 30 years ago.

The house occupies a superb position on the fringes of Sawdon Village, taking in expansive views southwards across the Vale of Pickering and towards the Wolds in the distance. Built to the specification and design of the current owners, Kirkgate Farmhouse is a well-proportioned, modern property which in all, provides over 2,000 square feet of family accommodation.

There is a large concrete yard area providing access to the large range of relatively modern general purpose agricultural buildings and a slightly separate range of stables closer to the house.

The farm has previously been used as a reasonably intensive cattle rearing unit and also provided horse livery accommodation. The versatile range of buildings may also be suitable for bed and breakfast pig accommodation or provide good quality general purpose storage with immediate access to the land.



LOCATION

The property is situated in an attractive and private edge of village position on the immediate edge of Sawdon village just outside the North York Moors National Park southern boundary. Sawdon is a popular edge of moor village providing excellent walking and riding on the doorstep.

Brompton by Sawdon is within 1.5 miles, located between Pickering and Scarborough on the A170 and benefits from a primary school, sports field, village hall, café, wine shop and well regarded local butchers. The very well serviced village of East Ayton is only 5 miles east and includes a wide range of services including school, doctors' surgery, garage/shop, public houses and other facilities.

The coastal resort of Scarborough is 9 miles distant and provides a full range of services and amenities and wide sandy beaches on both the North and South Bay.

The pretty town of Malton, which is a traditional market town located only 15 miles to the West. Malton is now often referred to as 'Yorkshire's Food Capital', with an annual 'Food Festival' and has become well known for its array of traditional food shops with several high quality bakers, butchers, grocers, delis and fishmonger. The town also provides a wide and varied range of amenities including a variety of shops, restaurants, and pubs, leisure facilities, cinema and primary and secondary schools. There is a railway station providing access to York within 25 minutes.

The centre of the historic City of York is situated only 30 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

A modern residential dwelling in a very attractive south facing position, with lovely views over the paddock land and open countryside over the Vale of Pickering and towards the Yorkshire Wolds.

In brief, the accommodation comprises: entrance hall, dining room and sitting room with patio doors opening onto the south facing, stone flagged terrace. Living room open through to a generous farmhouse kitchen, side hall with shower room. Upstairs are four bedrooms, one with an en-suite shower room and the main house bathroom.

The house sits in a private position on the southernmost edge of the village, sheltered by a mature belt of trees to the north and west. The property is set in a slightly elevated position with a large stone flagged terrace, which wraps around to two sides and provides an elevated entertaining area from which to take in the lovely views. The lawned garden lies beyond and have a number of well-established shrubs and plantings, creating an attractive outside area overlooking the paddocks to the south.



ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled front door with a decorative glazed pane. Two radiators. Return stairs to the first floor and under stairs fitted cupboard. Glass double doors into the living room.

DINING ROOM

4.25 m (13'11") x 3.50 m (11'6")

Casement window to the rear. Radiator. Wall lights. Television point.

SITTING ROOM

5.42 m (17'9") x 4.26 m (14'0")

A dual aspect room with casement to the side and sliding patio doors to the front, opening into the south facing terrace. Two radiators. Television point. Chimney breast with an open chimney behind.

LIVING ROOM

3.38 m (11'1") x 3.27 m (10'9")

Radiator. Feature fireplace. Exposed stone archway through to the farmhouse kitchen.

FARMHOUSE KITCHEN

6.60 m (21'8") max x 5.00 m (16'5")

Double aspect with windows to the side and rear. Range of matching base and wall units incorporating an electric double oven. Four ring hob. One and a half bowl acrylic sink unit. Integrated dishwasher. Washing machine point. Oil fired Rayburn set into a tile recess. The Rayburn provides the central heating and hot water.

SIDE HALL

Oak door out to the side. Electric fuses

SHOWER ROOM

2.68 m (8'10") x 0.90 m (2'11")

Fully tiled walk in shower. Low flush WC. Pedestal wash hand basin. Window to the side. Radiator. Extractor fan.

FIRST FLOOR

GALLERIED LANDING

Radiator. Window to the side. Loft inspection hatch.

BEDROOM ONE

5.42 m (17'9") max x 4.25 m (13'11") max

Casement window to the front. Television point. Radiator.

EN-SUITE SHOWER ROOM

2.23 m (7'4") x 1.47 m (4'10")

Tiled corner shower cubicle with a Mira sport shower overhead. WC. Pedestal wash hand basin. Radiator. Wall light with shaver point. Wood floor. Recessed ceiling lights. Fitted linen cupboard.

BEDROOM TWO

3.40 m (11'2") x 3.16 m (10'4")

Casement window to the rear. Radiator.

BEDROOM THREE

4.24 m (13'11") x 3.50 m (11'6")

Radiator. Casement window to the front. Telephone point. Television point.

BEDROOM FOUR

3.40 m (11'2") x 2.15 m (7'1")

Casement window to the rear. Radiator.

BATHROOM

3.00 m (9'10") x 3.00 m (9'10")

Bath with a tiled surround. Tiled corner shower cubicle with a Mira sport shower overhead. W.C. Pedestal wash hand basin. Radiator. Wall light with shaver point. Extractor fan. Casement window to the side. Airing cupboard housing the hot water cylinder.

INTEGRAL GARAGE

5.15 m (16'11") x 3.00 m (9'10")

Electric roller shutter door. Casement window to the side.

OUTSIDE

The property sits in a lovely edge of village position in well wooded grounds.

There is a private access leading through into a large yard area and ample parking and turning to the rear of the property.

To the front of the property are south facing gardens and grounds with an elevated patio area, extensive lawned gardens and mixed herbaceous borders.

There is a separate yard area and stables located between the house and the main farmyard.



BUILDINGS

The farm benefits from a good range of modern buildings, which provide over 15,000sq.ft floorspace and currently are utilised for livestock, produce and machinery storage. The buildings are nicely situated to the south east of the farmhouse, with a slightly separate yard access area.

Most of the buildings all have electric and water supplies and comprise as follows (number relates to plan below):

1: L SHAPED STABLE RANGE

110sq.m / 1,187sq.ft

An L Shaped stable block constructed of concrete block under a mono-pitch profile sheet roof. Canopy overhang and concrete floor. Providing 6 stables and tack room.

2: 5 BAY WORKSHOP / GENERAL PURPOSE BUILDING

207sq.m / 2,230sq.ft

Five bay building with one bay comprising enclosed workshop building and four bays providing part open storage. Steel portal frame, pitched cement fibre roof and side panels.

3: LIVESTOCK BUILDING

376.5sq.m / 4,053sq.ft

Steel portal frame building with concrete block walling and Yorkshire Boarding above. Fibre cement roof. Feed passage.

4: GENERAL PURPOSE BUILDING

281.5sq.m / 3,030sq.ft

Steel portal frame building with concrete block walling and Yorkshire Boarding above.

5: GENERAL PURPOSE BUILDING / STABLES

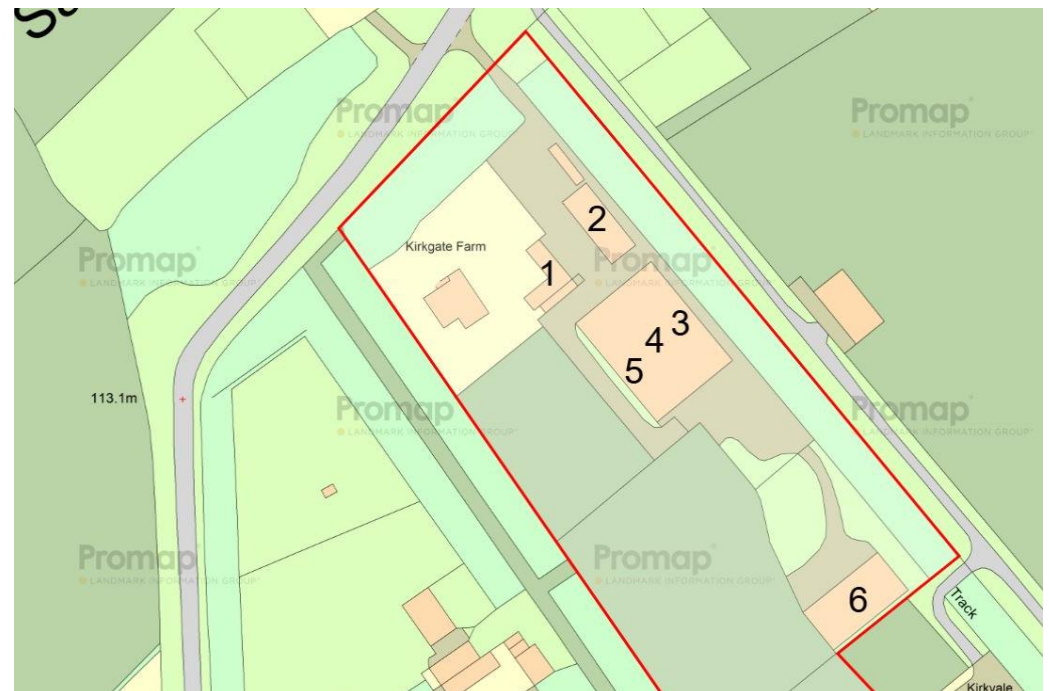
329sq.m / 3,541sq.ft

Steel portal frame building with concrete block walling and Yorkshire Boarding above. Fibre cement roof. Providing 8 internal stables of 6.5m x 4.35m with access to adjoining paddocks.

6: STRAW SHED

198sq.m / 2,131sq.ft

Timber pole building with mono-pitch timber pole frame and earth floor.



LAND

Kirkgate Farm in all, amounts to approximately just under 32 acres.

The land is situated within two neighbouring parcels and has been lotted accordingly. The main farmstead and buildings sit within around 16.84 acres of which around 2.5 acres is the house, gardens, yard , buildings and shelterbelts and the remainder comprises around 14 acres of grassland. The land adjacent to the farmstead comprises a number of well fenced grazing and mowing paddocks, which are well sheltered and benefit from water and are well fenced.

The second block of land amounts to around 14.98 acres and comprises a very attractive grass dale, comprising some sloping land to the west leading into lower lying mowing and grazing land to the east that borders Sawdon Beck.

This area provides a number of mature trees and comprises an attractive block of agricultural and amenity land.

SOIL TYPE

The soil is shown in the Soils Series of England and Wales as primarily being of the ‘Wick I’ type which are described as ‘deep well drained calcareous loamy and sandy soils over gravel’.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are now de-linked and are not able to be transferred. 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/bridleway crosses Lot 2.

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

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots. Please note we will not agree a sale on Lot 2 until a sale of Lot 1 is also agreed. The sale of the property is being handled by Tom Watson FRICS FAAV and Judith Simpson. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric. Mains water. Mains drainage. Borehole water to paddock troughs.
Council Tax:	Band E
EPC:	Available
Planning:	North Yorkshire Council. 01609 780 780.
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents’ office in Malton, 01653 697 820
Postcode:	YO13 9DU
NOTICE:	
Details prepared April 2025. External photographs August 2024. Internal photographs February 2025	

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.





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.

Copyright V360 Ltd 2025 | www.houseviz.com

C010 Printed by Ravensworth Digital 0870 112 5306

PROFESSIONALS IN PROPERTY SINCE 1860



CUNDALLS
EST 1860