

An aerial photograph of a rural landscape in North York Moors National Park. The foreground shows a large green field with a stone wall and a small building with a red roof. To the left, there is a dark, heathy area. The middle ground features a mix of green fields, some with sheep, and clusters of trees. In the background, rolling hills and valleys are visible under a clear blue sky.

MEADOW CROFT, OAKLEY WALLS
LEALHOLM, NORTH YORK MOORS NATIONAL PARK, YO21 2AU12

Cundalls



MEADOW CROFT

OAKLEY WALLS

LEALHOLM, WHITBY

NORTH YORK MOORS NATIONAL PARK, YO21 2AU

Whitby 17 miles, Guisborough 10 miles York 41 miles (All distances approximates)

Immaculate and beautifully situated residential smallholding, comprising a main farmhouse, a pair of cottages, excellent range of agricultural buildings and set in over 16 acres of land.

- **Meadow Croft:** Stone-built farmhouse providing four-bedroom accommodation, amounting to 1,800 square feet in total, set in pretty gardens and afforded a superb one-off view of the North York Moors National Park.
- **Wren Cottage:** an attractive one-bedroom holiday cottage, well established and with a healthy turnover and occupancy.
- **Swallow Cottage:** A two-bedroom cottage with modern accommodation, able to be occupied full time.
- **Buildings:** Over 6,000 square feet of agricultural storage, plus integral garage and workshop.
- **Land:** Over 16 acres of pastureland. Ideally suited for equestrian or smallholding interests.

GUIDE PRICE £1,100,000

DESCRIPTION / BACKGROUND

An immaculately maintained residential smallholding which occupies an exceptional National Park position, taking in panoramic sweeping views from all positions. Settled into the hillside on the lea side of the dale; Meadow Croft comprises a traditionally styled stone farmhouse, built around 40 years ago, together with a pair of cottages suitable for holiday and more permanent lets, substantial agricultural buildings and storage and set in 16 acres of permanent pastureland.

The main farmhouse provides around 1,800 square feet of practical and adaptable accommodation with a pair of integral garages and workshops which offer much potential to enlarge the accommodation into if required (subject to any necessary planning consents and permissions). In brief. Entrance hallway with a large sitting room off the side and adjoining conservatory/garden room with doors out into the garden. Breakfast kitchen, dining room and utility room with shower room. Upstairs are up to four bedrooms and the house bathroom. The farmhouse has attractive gardens which are well established and make the most of the superb views the property commands.

Adjoining the house are two cottages, Wren and Swallow. Wren is a cosy, well-appointed one bedroom holiday cottage and Swallow can be occupied full time and has two bedrooms, one on each floor, both with en-suites and have been adapted to make the most of the outstanding views on offer. Swallow Cottage currently realises an income of £800 PCM.

Meadow Croft has the benefit of ground source heating for the majority with an additional oil central heating system in place for the cottages. There are solar PV panels which produce a significant RHI of around £4,500 PA. These elements contribute to the properties being exceptionally efficient to run; scoring high B and A EPC score.

The property is set within 16 acres of land, making the property well suited for those with agricultural, equestrian or small holding interests and also offering potential to explore leisure uses on the land subject to consents. Enhancing this appeal are a range of buildings which provide an excellent amount of storage facilities and/or stabling and includes a garage and workshop.

LOCATION

The property is located in a quiet, rural position in open countryside yet is within only one mile from Lealholm village. Lealholm is an especially well-served rural village with village shop, garage with post office and a sports club with cricket and football teams and an annual village show. Also in the village is a primary school, well regarded tearoom and pub.

The traditional seaport of Whitby is a fascinating mix of eclectic shops and high-quality restaurants, at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. It has featured in many television dramas and most famously in Bram Stoker's novel Dracula. Whitby is popular for general tourists but in particular with walkers and cyclists.

The City of York is around 30 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh.



HOUSE

ENTRANCE HALLWAY

French doors out to the front. Radiator. Stairs to the first floor.

KITCHEN

5.00 m (16'5") x 3.41 m (11'2")

Range of fitted base and wall units with granite effect worktops incorporating a one and a half bowl stainless steel sink unit. Integrated electric oven and grill. Four ring hob with extractor overhead. Slate tiled floor. Recessed ceiling light. Serving hatch to the dining room. Fitted storage cupboard. Integrated dishwasher. Radiator. Half glazed stable door outside.



UTILITY

3.13 m (10'3") x 2.40 m (7'10")

Range of fitted base and wall units with granite effect worktops incorporating a single bowl stainless steel sink unit. Automatic washing machine point. Radiator. Tiled floor. Half tiled wall to part.

SHOWER ROOM

1.81 m (5'11") x 1.40 m (4'7")

Low flush WC. Pedestal wash hand basin. Radiator. Window to the rear. Tiled walls and floor. Electric light and shaver point.

DINING ROOM

4.34 m (14'3") x 2.38 m (7'10")

Casement window to the rear. Radiator.

SITTING ROOM

7.64 m (25'1") x 3.62 m (11'11")

Window to the front. Coving. Two radiators. Wall light points. Open fire with a stone surround and hearth. Television point.



CONSERVATORY

4.81 m (15'9") x 2.92 m (9'7")

Stone dwarf wall with Upvc double glazed with translucent roof. Tiled floor. Exposed stone walls to part. Wall light point. Radiator.



FIRST FLOOR

LANDING

Access into the large loft storage area with good head height and excellent storage space.

BEDROOM ONE

5.13 m (16'10") x 3.62 m (11'11")

Casement window to the front. Radiator. Range of fitted wardrobes. Television point.

BEDROOM TWO/STUDY

3.40 m (11'2") x 2.86 m (9'5")

Casement window to the front. Radiator.

BEDROOM THREE

4.10 m (13'5") x 4.00 m (13'1")

Casement window to the front. Radiator. Picture rail.

BEDROOM FOUR

4.42 m (14'6") x

Casement window to the front. Radiator.

BATHROOM

3.12 m (10'3") x 2.35 m (7'9")

Bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Casement window to the front elevation. Linen cupboard with slatted shelving.



MEADOW CROFT GARDEN & GROUNDS

Meadow Croft is set down a driveway, edged by dry stone walls and leads down to a large area of hardstanding, providing ample parking. The garden lies to the front and side and are attractively landscaped with lawn, mature shrub borders and are the ideally place to take in the phenomenal views.



WREN COTTAGE

LIVING DINING KITCHEN

4.55 m (14'11") x 4.00 m (13'1")

Range of fitted base and wall units with granite effect worktops incorporating a single bowl stainless steel sink unit. Integrated electric oven and four ring hob with extractor overhead. Integrated fridge. Slate tiled floor. Recessed ceiling light. Beam. Radiator. Half glazed door outside. Underfloor heating. Television point. Full height window to the front. Wall light point.



FIRST FLOOR

BEDROOM

4.55 m (14'11") x 4.18 m (13'9") – measurement includes the en-suite.

Casement window to the front. Radiator

EN-SUITE SHOWER ROOM

Corner shower cubicle. Wash hand basin set into a vanity unit. Low flush WC. Tiled floor. Chrome heated ladder towel rail. Extractor fan. Electric light and shaver point.

SWALLOW COTTAGE

LIVING DINING KITCHEN

4.47 m (14'8") x 3.95 m (13'0")

Range of fitted base and wall units with granite effect worktops incorporating a single bowl stainless steel sink unit. Integrated electric oven and four ring hob with extractor overhead. Integrated fridge. Slate tiled floor. Recessed ceiling light. Beam. Radiator. Half glazed door outside. Full height glazed window to the front. Stairs to the first floor

GROUND FLOOR BEDROOM

3.20 m (10'6") x 2.97 m (9'9") – measurement includes the en-suite

Full height glazed window to the front. Television point. Radiator. Storage cupboard. Tiled floor.

EN-SUITE SHOWER ROOM.

Shower cubicle. Pedestal Wash hand basin. Low flush WC. Tiled floor. Radiator. Extractor fan. Electric light and shaver point.

FIRST FLOOR

LIVING ROOM

4.54 m (14'11") x 4.14 m (13'7")

Casement windows to the front and side, radiator, wall lights, telephone point.

BEDROOM

3.19 m (10'6") x 2.82 m (9'3") – measurement includes the en-suite.

Casement to the front. Radiator. Fitted cupboard.

EN-SUITE SHOWER ROOM.

Shower cubicle. Pedestal Wash hand basin. Low flush WC. Tiled floor. Radiator. Extractor fan. Electric shaver point.

LAND

In all the property is situated within around 16.6 acres.

The land comprises a south facing block of gently sloping permanent pasture grassland which is bordered by a mixture of dry-stone walls, post and wire fences and hawthorn hedgerows.

The land is situated with the benefit into the immediate yard and farm buildings to the north and also has the benefit of a water supply to all fields.

BUILDINGS

INTEGRATED GARAGE

5.26 m (17'3") x 4.08 m (13'5")

Solar panel controls. High pressurised water cylinder. Air source heat pump. Electric roller shutter door.

WORKSHOP

4.43 m (14'6") x 4.32 m (14'2")

Inspection pit. Roller shutter door. Door to the front. Electric light and power.

GENERAL PURPOSE BUILDING

18.00 m (59'1") x 6.29 m (20'8")

Timber framed building with stone and block clad surround. Concrete floor. Fibre cement side panelling and roof. Electric and water supplies High double doors to the side. Sliding timber doors to the front. Water treatment plant. Oil tank. Floor standing oil fired boiler for the cottage. Bin store.

GENERAL PURPOSE AGRICULTURAL BUILDING

27.00 m (90'0") x 18.00 m (60'0")

Six bay building, timber frame with lean-to sliding doors east and west concrete floor. Block work and Yorkshire boarding Concrete floor. Fibre cement roof. Four bays opening leading directly into the land. Solar panels and flat roof meters in the corner. Electric light and power.



GENERAL INFORMATION - REMARKS & STIPULATIONS

ENVIRONMENTAL SCHEMES

The land is currently midway through a 3-year low input grassland scheme. Started in 2024.

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 a small section of the land to the west.

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

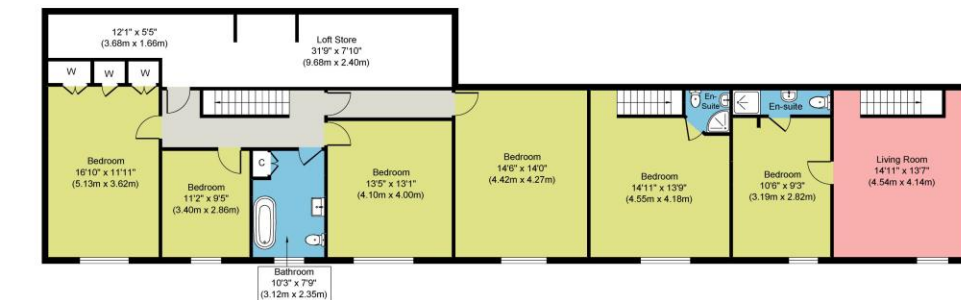
The property is being offered for sale by private Informal Tender as a whole. For those with queries please contact, Judith Simpson on 01751 472 766. Email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric. Septic tank drainage. Private spring fed water supply. Heating is via a ground source heat pump and oil-fired central heating. Solar panels provide an annual RHI of approx. £4,500 PA
Council Tax:	Meadow Croft - Band E. Swallow Cottage – Band A
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697 820 or Pickering: 01751 472 766.
Postcode:	YO21 2AU
EPC:	Meadow Croft: Current B/90. Potential A113 (epc TBC) Swallow Cottage: Current B/88 Potential A119 Wrens Nest: Current A/98 Potential A142.

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 bought 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.

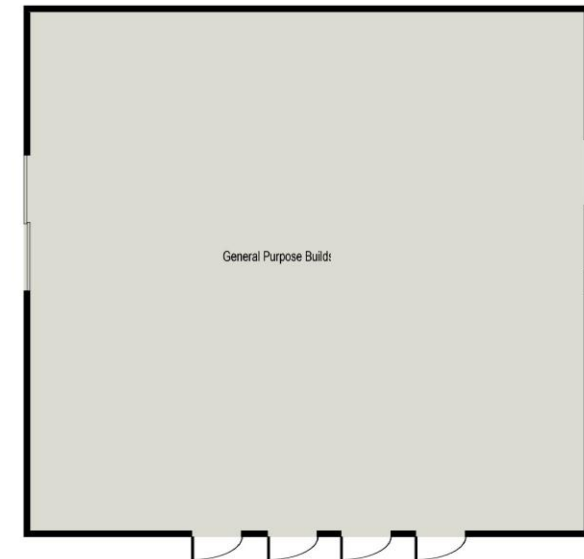
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



First Floor
Approximate Floor Area
2124 sq. ft
(197.30 sq. m)



Ground Floor
Approximate Floor Area
3184 sq. ft
(295.79 sq. m)



Outbuilding
Approximate Floor Area
5232 sq. ft
(480 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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