



**SPRING HOUSE FARM**  
CLOUGHTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 0DU

**CUNDALLS**  
EST 1860







## SPRING HOUSE FARM

CLOUGHTON  
SCARBOROUGH  
NORTH YORKSHIRE

*Cloughton 1 mile, Harwood Dale 1.5 miles, Scarborough 7 miles, Whitby 15 miles, Malton 25 miles, (All distances approximates)*

### AN ATTRACTIVELY SITUATED ARABLE AND LIVESTOCK FARM

*“Spring House Farm is an attractively located farm comprising a south west facing period house in lovely mature grounds, situated between Harwood Dale and Cloughton. The property comprises a 4 bedroom period dwelling, a range of modern & traditional buildings, arable, grass & woodland in all amounting to 154.4 acres”*

- **House:** A 4 bedroom period house situated in an attractive elevated position within lovely south west facing gardens and views over Harwood Dale.
- **Buildings:** An attractive range of traditional and more modern buildings providing livestock, produce, machinery, workshop, storage and garage facilities. Offering potential for further development to alternative uses subject to consents.
- **Land:** In all the property amounts to approximately 154.4 acres, comprising arable and grazing land plus a block of mature woodland.

### FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN SIX LOTS

▪ <b>Lot 1:</b>	House, garden, grounds & paddocks in 10.9 acres:	<b>Guide Price: £850,000</b>
▪ <b>Lot 2:</b>	Around 24.13 acres woodland and grassland:	<b>Guide Price: £150,000</b>
▪ <b>Lot 3:</b>	Around 46.92 acres arable / grassland:	<b>Guide Price: £375,000</b>
▪ <b>Lot 4:</b>	Around 28.74 acres arable / grassland:	<b>Guide Price: £230,000</b>
▪ <b>Lot 5:</b>	Around 30.98 acres arable / pt woodland	<b>Guide Price: £245,000</b>
▪ <b>Lot 6:</b>	Around 12.71 acres arable / grassland	<b>Guide Price: £100,000</b>

**GUIDE PRICE AS A WHOLE: £1,950,000**



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## DESCRIPTION

Spring House Farm comprises an attractively situated arable and livestock farm with strong residential appeal located in a most attractive rural yet accessible position to the east of Harwood Dale and north of Cloughton village near Scarborough.

The property comprises a period 4 bedroom farmhouse in lovely south west facing mature gardens and grounds with a splendid view over the North York Moors National Park, a large concrete yard area with a good range of general purpose buildings and in all is situated within 154.5 acres of arable, grassland and woodland.

The farm has been operated as a mixed arable and livestock unit historically supporting a herd of suckler cows and flock of breeding sheep with land utilised for the production of cereal crops, grazing and mowing land.

The farm is available as a whole commercial farm or has been lotted in upto 6 lots to appeal to residential, equestrian, lifestyle and agricultural purchasers given the flexibility of the property.

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## LOCATION

Spring House Farm is attractively located in open countryside in a rural position approximately 1 mile north of the village of Cloughton in an attractive southerly position on the edge of Harwood Dale located between Scarborough and Whitby, North Yorkshire.

The land is accessed off Gowland Lane which leads between the A171 (Scarborough to Whitby road) and Harwood Dale.

Cloughton is a traditional rural village, situated on the eastern edge of the North York Moors National Park, situated approximately 6 miles north of Scarborough and 15 miles south of Whitby. Cloughton has a limited range of amenities and services with a village store and public house.

Further amenities can be found in the seaside spa town of Scarborough. There is a wide range of amenities and services with shops, restaurants, public houses, theatres, golf courses, sports and leisure facilities and railway station with connections to York, allowing access to the East Coast mainline and access to London within 2 hours.

The property can be identified by Cundalls 'For Sale' board and the plan within these details.





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## HOUSE

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An attractive period property constructed of stone under a pitched pantile roof with UPVC double glazed windows and accommodation over two floors enjoying very fine views over the surrounding open countryside.

The house provides spacious accommodation situated in an elevated rural position and in brief the accommodation comprises: entrance hall and lobby, kitchen, sitting room, dining room, living room, inner hall, farm office, cloak room. To the first floor is a landing, master bedroom with en-suite bathroom 3 further bedrooms and family bathroom.

Outside, the property has a concrete rear parking area and large private gardens to the front and benefits from views over the land to the South and West.



The property comprises the following accommodation:

### GROUND FLOOR

#### ENTRANCE LOBBY

With cloak room off

#### ENTRANCE HALL / SNUG

4.30m x 3.0m

Cast iron wood burning stove. Casement window to the rear. Radiator. Tiled floor

#### FARM OFFICE

2.60m x 2.37m

Fitted shelving.

#### KITCHEN

4.83m x 2.60m

Range of fitted base units with a granite effect worktop incorporating a single bowl stainless steel sink unit. Automatic washing machine point. Cream oil fired AGA. Tiled floor. Dual aspect with windows to the rear and side. Fully tiled walls.

#### PANTRY:

Fitted shelving, electric points

#### INNER HALL:

With stairs to first floor.

#### SHOWER ROOM

2.6m x 2.5m

Low flush WC. Pedestal wash hand basin. Tiled walls. Shower. Window

#### SITTING ROOM

4.46m x 4.45m

An exposed stone wall which houses the open fire, with an arched slate lined surround and heath edged by brass and oak. Feature recess. Wall lights. Beamed ceiling. Exposed beams. Casement windows to the front. Pair of radiators.

#### DINING ROOM

4.45m x 3.58m

Panelled walls. Radiator. Casement window to the front. Wall lights.

#### DRAWING ROOM

4.97m x 4.34m

Window to the front elevation. Stone fireplace housing a cast iron multi fuel stove with a back boiler. Coving. Television point. Wall lights.

#### CONSERVATORY

4m x 2.7m

Superb views over open countryside. Tiled floor. Windows to the side. French windows to the front.

### FIRST FLOOR

#### LANDING:

Wall light. Loft inspection hatch - partially boarded. Radiator. Fitted storage. Window on the half landing.

#### BEDROOM ONE

4.03m x 4.96m

Double bedroom. Fitted wardrobes and cupboards. En-suite bathroom. Radiator.

**BEDROOM TWO:**

3.68m x 3.13m.

Double Bedroom. Fitted with wardrobes and cupboards. Radiator.

**BEDROOM THREE:**

4.56m x 4.56m

Double bedroom. Radiator.

**BEDROOM FOUR:**

3.06 x 4.47

Double bedroom. Radiator.

**BATHROOM:**

2.6m x 2.4m

Corner bath. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled walls. Casement to the rear.

**GARDENS**

The majority of the gardens lie to the front and side (south – west) and are set back behind a large mature hedge and trees affording a good degree of shelter and privacy from the north east.

The formal gardens are lovely with lawn with well stocked shrub and herbaceous borders, an arboretum of shrubs and evergreens has been created, with an orchard and kitchen garden beyond with direct access to the fields.

To the north of the farmstead is a static caravan which has been on site for in excess of 40 years and is situated with a private parking area, services and private drainage. The static caravan is situated within some lovely wooded garden and ground areas. The unit would benefit from cosmetic improvement but offers potential as guest or holiday let accommodation.





**BUILDINGS & LAND**

Situated to the immediate north east of the house is a large concrete yard area and range of agricultural buildings. The buildings benefit from electric and water supplies together with a large stock handing area to the west of the yard and access to the adjacent grassland.



In all the property amounts to around 154.5 acres, comprising a mixture of arable land, grassland and woodland. The land is effectively in a ring fenced blocked, with Gowlands Lane bisecting the land. The land benefits from excellent road frontage and access off Gowlands Lane.

The land has been utilised for a mixture of arable cropping, mainly spring barley and grass leys for grazing and mowing. The land also includes some woodland shelterbelts and a block of mixed deciduous woodland known as Cockerill Plantation which amounts to 11.2 acres.

**SOIL TYPES & LAND GRADE**

The soil is shown in the Soil Series of England and Wales as being of the “Dale” type, described as “*Slowly permeable fine loamy over clayey soils*” The land is shown on the former Provisional Land Classification Maps as Grade III.

BUILDING	SIZE	DESCRIPTION
LIVESTOCK BUILDING	17.95m x 7.1m	Constructed of brick/block walling. Corrugated roof sheets. Concrete floor.
FOMER DAIRY BUILDING	5.4m x 3.2m	Constructed of brick/block walling. Corrugated roof sheets. Concrete floor. Together with W.C.
GENERAL PURPOSE BUILDING	21.8m x 13.7m	Steel portal frame building with lean to. Steel frame and timber purlins with corrugated fibre cement roof. Concrete floors. Access to fold yard.
LOOSE BOXES	9.5m x 5.2m	Brick with fibre cement roof. 3 boxes with hayloft above
GENERAL PURPOSE BUILDING	26.2m x 12.8m	Providing on-floor grain storage plus 3 wood grain bins. Concrete frame building with corrugated fibre cement roof, Concrete floor, With lean to
WORKSHOP	8.9m x 5.6m	Block walls with asbestos roof. Work benches, log burner.
GARAGE/STORE	4.7m x 8.6m	Red brick building with curved roof. Providing garage and storage. External steps to storage space above.





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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

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The land was previously registered for the RPA BPS scheme but no entitlements will be transferred with the sale of the property. The property is not within any environmental schemes.

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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 neighboring property has an easement and chamber with regards a water supply.

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### SPORTING, TIMBER & MINERAL RIGHTS

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It is assumed that sporting, mineral and timber are in hand and included in the sale, other than Lot 4 to which mineral rights are excluded.

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### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

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### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole or in upto six lots. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries please contact either Tom Watson FRICS or Keith Warters MRICS email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) / [keith.warters@cundalls.co.uk](mailto:keith.warters@cundalls.co.uk)

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### GENERAL INFORMATION

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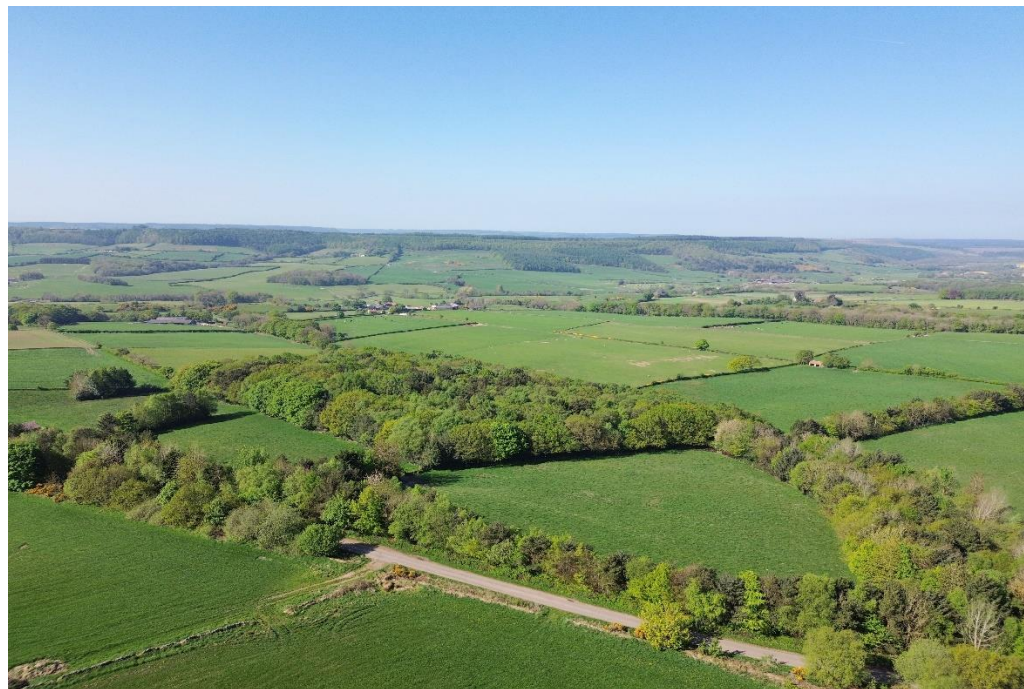
Services:	Mains electric and water supply. Oil central heating. Private septic tank drainage.
Council Tax:	Band G
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697820
Postcode:	YO13 0DU
EPC:	See EPC enclosed.
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

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#### NOTICE:

Details and photographs prepared May 2025

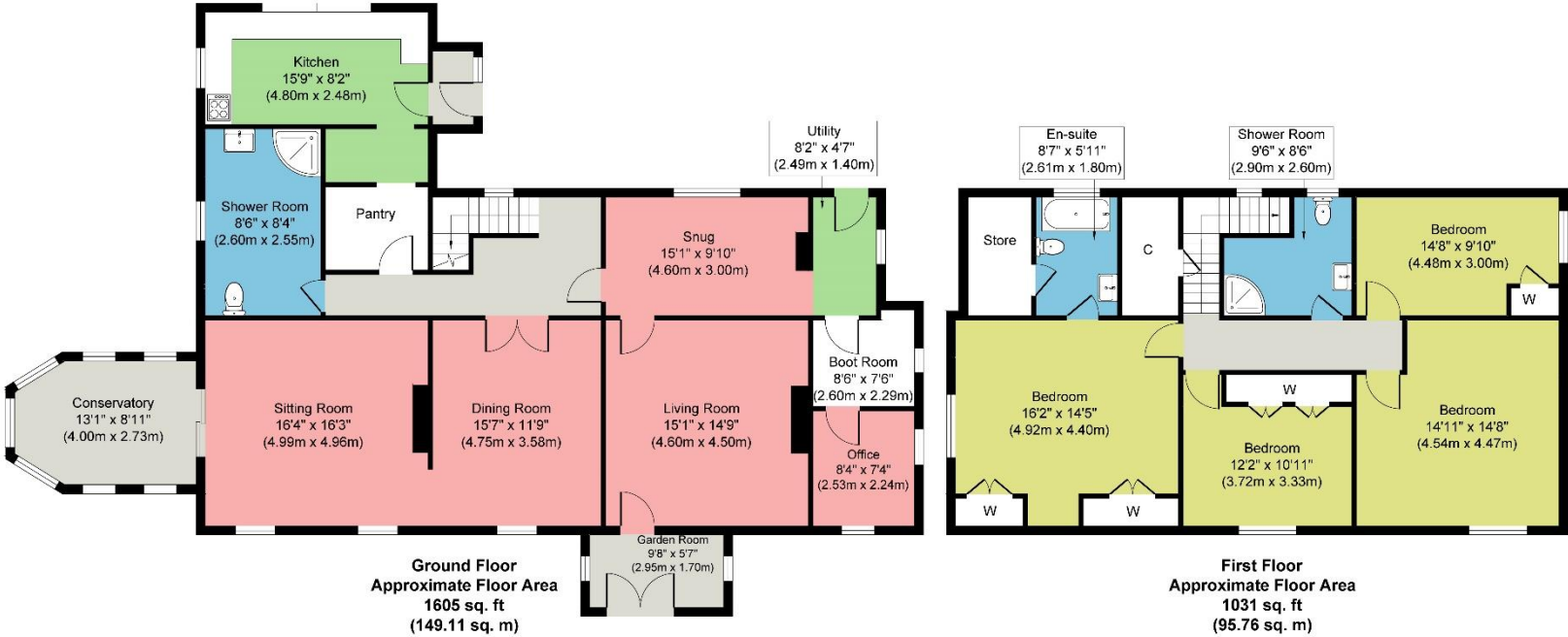
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not 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.











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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