

An aerial photograph of Cropton Mill Farm, showing a large stone mill building with a red-tiled roof, surrounded by lush green fields and dense trees. The landscape is rolling, with hills in the background under a blue sky with scattered white clouds.

CROPTON MILL FARM

CROPTON, PICKERING, NORTH YORKSHIRE, YO62 6TG

CUNDALLS

EST 1860



CROPTON MILL FARM

CROPTON
PICKERING
NORTH YORKSHIRE

Cropton 1 mile, Pickering 6 miles, Kirkbymoorside 7 miles, Helmsley 12 miles, Whitby 22 miles, York 30 miles (All distances approximates)

AN IDYLIC SMALL FARM IN A SECLUDED PRIVATE VALLEY WITH VAST POTENTIAL

“Cropton Mill Farm is a beautifully situated property in an idyllic rural setting within its own private valley bordering the river Seven. The property includes a 3 bedroom house and attached former mill requiring complete renovation but offering vast potential to create a superb country residence. There is a range of traditional and modern farm buildings and in all the property is situated within around 102 acres”.

- **House & Former Mill:** A substantial Grade II listed period farmhouse and former mill requiring modernisation and improvement but offering vast potential to re-configure and develop into a fine family home.
- **Buildings:** A range of traditional buildings offering potential and more modern farm buildings, currently utilised for livestock housing, produce and machinery stores.
- **Land:** In all around 102 acres comprising a mixture of grassland (some capable of producing arable crops), together with a very attractive area of mature deciduous woodland and wildflower meadows plus river frontage and fishing rights onto the River Seven and Cropton Beck

FOR SALE BY PRIVATE TREATY OR IN LOTS

GUIDE PRICE AS A WHOLE: £1,000,000

DESCRIPTION / BACKGROUND

Cropton Mill Farm is a beautifully situated residential farm, peacefully nestled in its own private valley bordering the river Seven between Cropton and Appleton le Moors in the North York Moors National Park. The farm has been in the ownership of the current vendors family for 97 years so this is a genuinely rare opportunity to purchase such an idyllic small farm.

The property comprises a Grade II listed period farmhouse and attached mill building, a range of traditional and more modern farm buildings, together with grassland and amenity woodland extending to 102 acres or thereabouts, all within a complete ring fence.

One of the most interesting features of the property is the 19th century mill which together with the house is in need of extensive restoration and refurbishment, last in operation as a private corn mill in the late 1940's.

The position of the farm is quite spectacular with the house and buildings relatively centrally located and bordering the River Seven at the confluence with Cropton Beck.

In all the property sits in around 102 acres contained within a ring fence valley setting and including some very good quality low lying meadow pasture (*which has previously produced arable crops*) and the land raises up to the northern escarpment to more undulating grazing land and includes mature mixed woodland with superb rural views and offers amenity and conservation interest and is home to a variety of fauna and flora.

The property provides excellent access onto nearby footpaths and bridleways, offering excellent hacking over miles of countryside.

LOCATION

The property is located in a quiet rural position in open countryside, accessed off a public highway before leading onto a private driveway which serves the property. The village of Cropton is around 1 mile east and is a pretty village located on the southern fringes of the North York Moors National Park. There is a public house/brewery within the village.

Further amenities can be found in Pickering (6 miles), known as 'The Gateway to the Moors' is a charming market town with a wide range of amenities including primary and secondary schools, sports centre, restaurants, public houses and an array of retailers. The town also boasts a number of visitor attractions. There is the terminus of the North York Moors Railway, an 18 mile steam railway running through the spectacular scenery of the Moors. There is a 12th century castle, a museum of rural life and a busy weekly market.

The property is located in an ideal base to discover the North York Moors, the local historic market towns of Helmsley, Malton and Pickering and Coastal days out can be taken at Whitby, Scarborough and Filey.

The historic City of York is situated about 30 miles to the south and provides a wide range of services and amenities including a main line train service to London Kings Cross and Edinburgh in under 2 hours.



HOUSE

The residential accommodation at the property is situated within a traditional farmhouse constructed of stone under a pitched pantile roof and is Grade II listed.

The house is in need of full modernisation and improvement throughout but could be extended to make a substantial country house, subject to consents.

The property comprises an attractive building which retains many original and attractive character features, and in all provides over 3,700 square feet over three floors including the former Mill.

The living accommodation is currently set in the southernmost portion and provides the following; entrance hall, cloakroom, sitting room, dining room with pantry and kitchen. Upstairs are four bedrooms, a large library landing, bathroom and store. Adjoining the living space is the original mill, offering a substantial amount of space over three floors and with it a remarkable level of potential to reimagine a unique character residence within an idyllic rural setting.



HALLWAY

Front and back doors. Stairs to the first floor. Beamed ceiling.

CLOAKROOM

1.33 m (4'4") x 1.30 m (4'3")

Window to the side. WC.

SITTING ROOM

6.15m (20'2") x 4.34m (14'3")

Bay window to the front elevation with fitted window seat. Open fire with a tiled surround, hearth and mantle. Pair of windows to the side. Radiator.

DINING KITCHEN

5.00m (16'5") x 3.38m (11'1")

Pair of window to the front. Solid fuel fire with brick fire surround. Television point

UTILITY/PANTRY

2.20m (7'3") 2.00m (6'7")

Yorkshire sliding sash window to the rear. Fitted shelving.

BACK KITCHEN

2.00m (6'7") x 1.86m (6'1")

Yorkshire sliding sash window to the rear. Sink unit. Door through to the Mill Rooms.

MILL ROOM

9.55m (31'4") x 3.84m (12'7")

MILL ROOM

9.50m (31'2") x 1.40m (4'7")

FIRST FLOOR

GALLERY LANDING

Sash window to the front.

BEDROOM ONE

5.10m (16'9") x 3.36m (11'0")

Sash window to the front. Radiator.

BEDROOM TWO

Yorkshire sliding/window to the rear. Fitted storage cupboards with airing cupboard housing hot water cylinder.

BATHROOM

3.30m (10'10") x 1.80m (5'11")

Cast-iron bath. Low flush WC. Pedestal wash and basin. Two radiators. Yorkshire sliding sash window to the rear.

LIBRARY LANDING

5.20m (17'1") x 3.00m (9'10")

Sash window to the front. Recess with shelving. Radiator.

BEDROOM THREE

3.70m (12'2") x 3.00m (9'10")

Sash window to the front. Radiator. Storage cupboard

STORE ROOM

3.00m (9'10") x 1.50m (4'11")

Window to the rear.

MILL ROOM

9.60m (31'6") x 5.10m (16'9")

SECOND FLOOR

MILL ROOM

9.65m (31'8") x 5.10m (16'9")

MILL ROOM

7.78m (25'6") x 5.20m (17'1")

OUTSIDE

To the south west of the property is a south facing lawned garden with mature shrubs and orchard area.

To the north east of the house there is an open yard and parking area and the property leads down to the river Seven.



FARM BUILDINGS

To the immediate south of the house is a range of general-purpose agricultural buildings utilised for the storage of produce, livestock and machinery.

The buildings require improvement and renovation but offer the potential to develop a good yard area and storage.

In basic summary the buildings comprise as follows:

TIMBER POLE BARN/SILAGE PIT

30ft x 15ft

A timber frame building with block work, asbestos roof sheets and earth floor

TIMBER POLE HAY BARN

100ft x 15ft

A timber pole building with asbestos roof, earth floor and open sided

GENERAL PURPOSE LIVESTOCK BUILDING

90ft x 30ft

A steel portal frame building with block work under asbestos roof

TRADITIONAL STONE AND PANTILE RANGE

70ft x 18ft plus 17ft x 45ft

A stone and pantile range of single storey buildings utilised for storage of agricultural produce and machinery



LAND

In all the land at Cropton Mill Farm amounts to around 102 acres in a single block of gently undulating grassland which provides low lying meadow land immediately adjacent to the River Seven to the south and north west and slopes up to a wooded brow escarpment to the south west.

The land comprises low lying temporary pastures suitable for grazing and mowing purposes (*and previously has produced arable crops*) and more undulating permanent pasture grassland suitable for grazing.

The land is interspersed with a range of mature specimen trees including some fine Oaks and a number of deciduous shelter belts. The land is home to a variety of fauna and flora.

The land is bordered by the River Seven and Cropton Beck to the west and north boundaries which provides good quality fishing for wild Brown Trout and Grayling.

LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification map as grade III and IV land.

SOIL TYPE

Soils are shown in the Soils Series of England and Wales as primarily being of the “Rivington I” type. These soils are described as well drained coarse loamy soils over sandstone.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

The land has previously been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme, however this scheme has now ended and there can be no transfers made. 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. There is a bridlepath that crosses the property but it is well away from the house and buildings.

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, timber and mineral 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 upto three lots, see attached plan for lotting options. Interested parties or those with queries should contact either Tom Watson FRICS on 01653 697 820 or Judith Simpson on 01751 472 766 or email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Private drainage system.
Planning:	North York Moors National Park Planning Authority Tel: 01653 697 820
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:	YO62 6TG
EPC:	Please see enclosed.
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

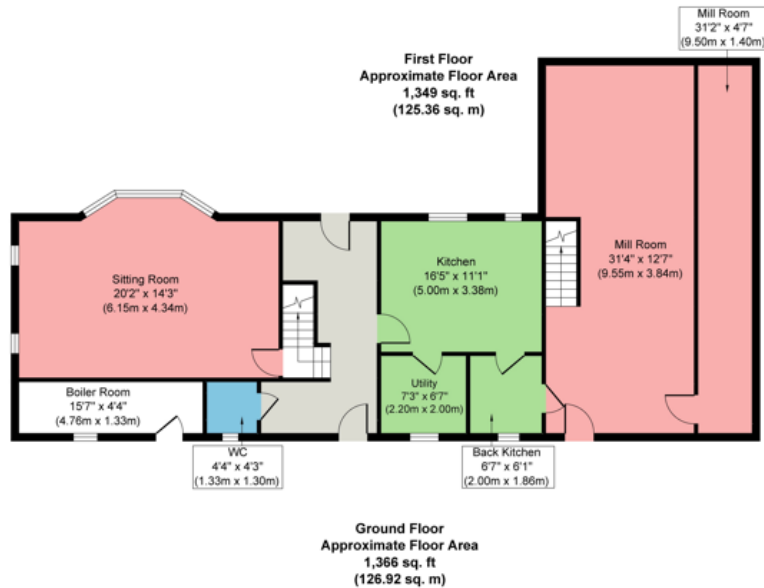
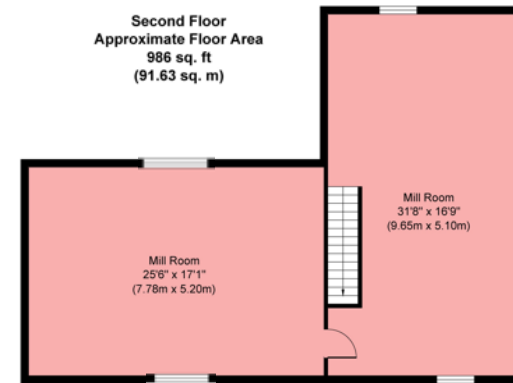
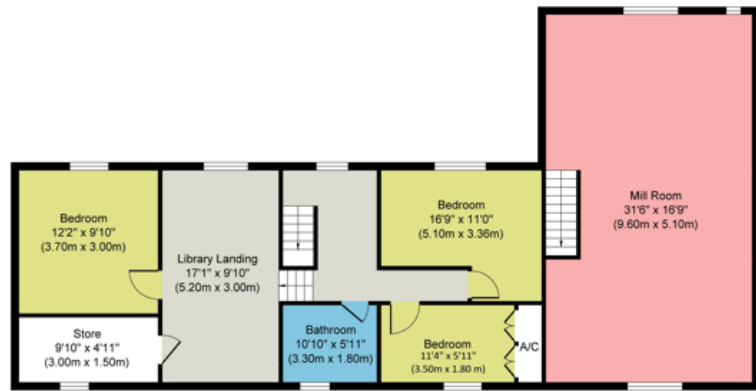
NOTICE

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.

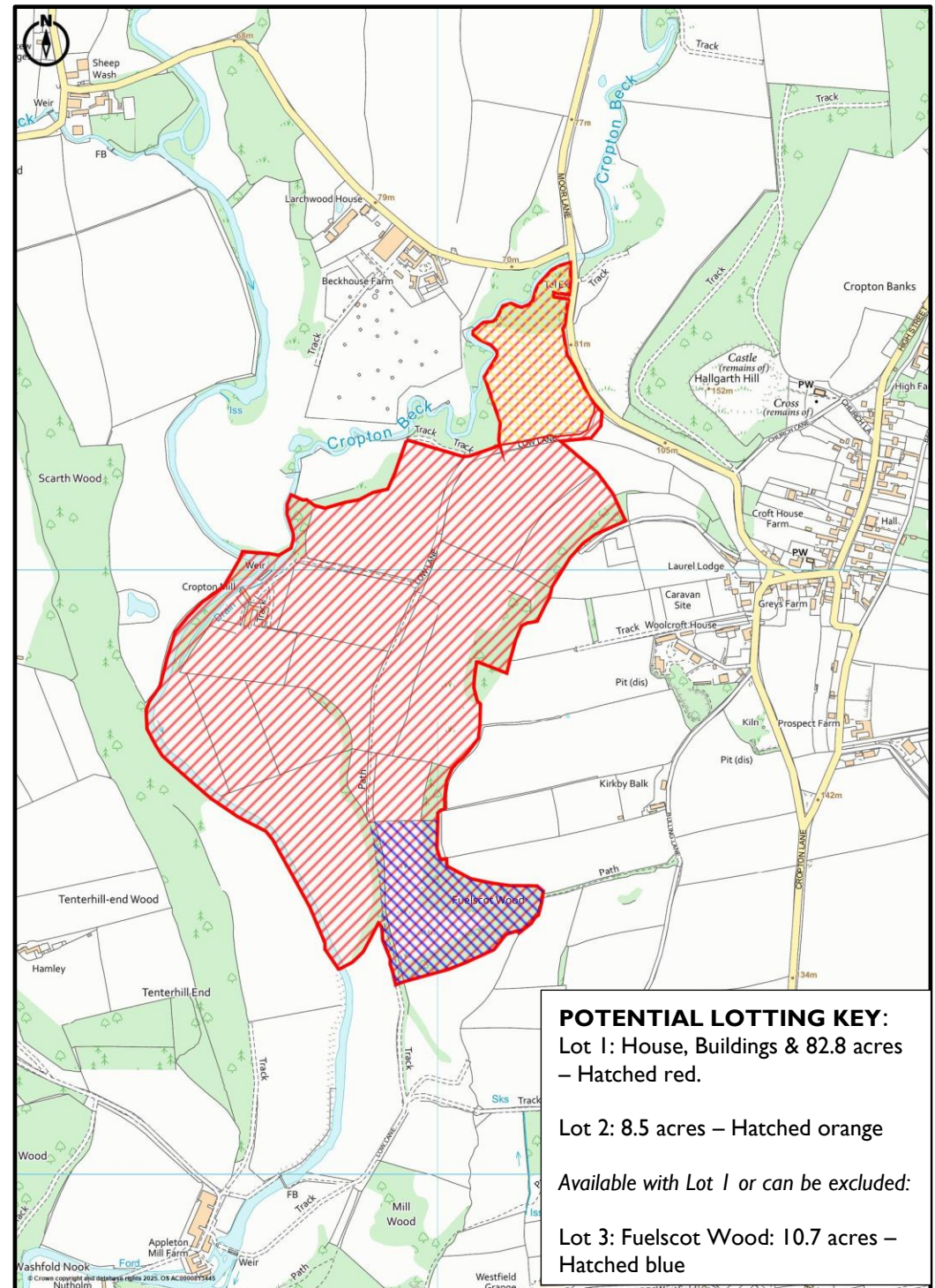
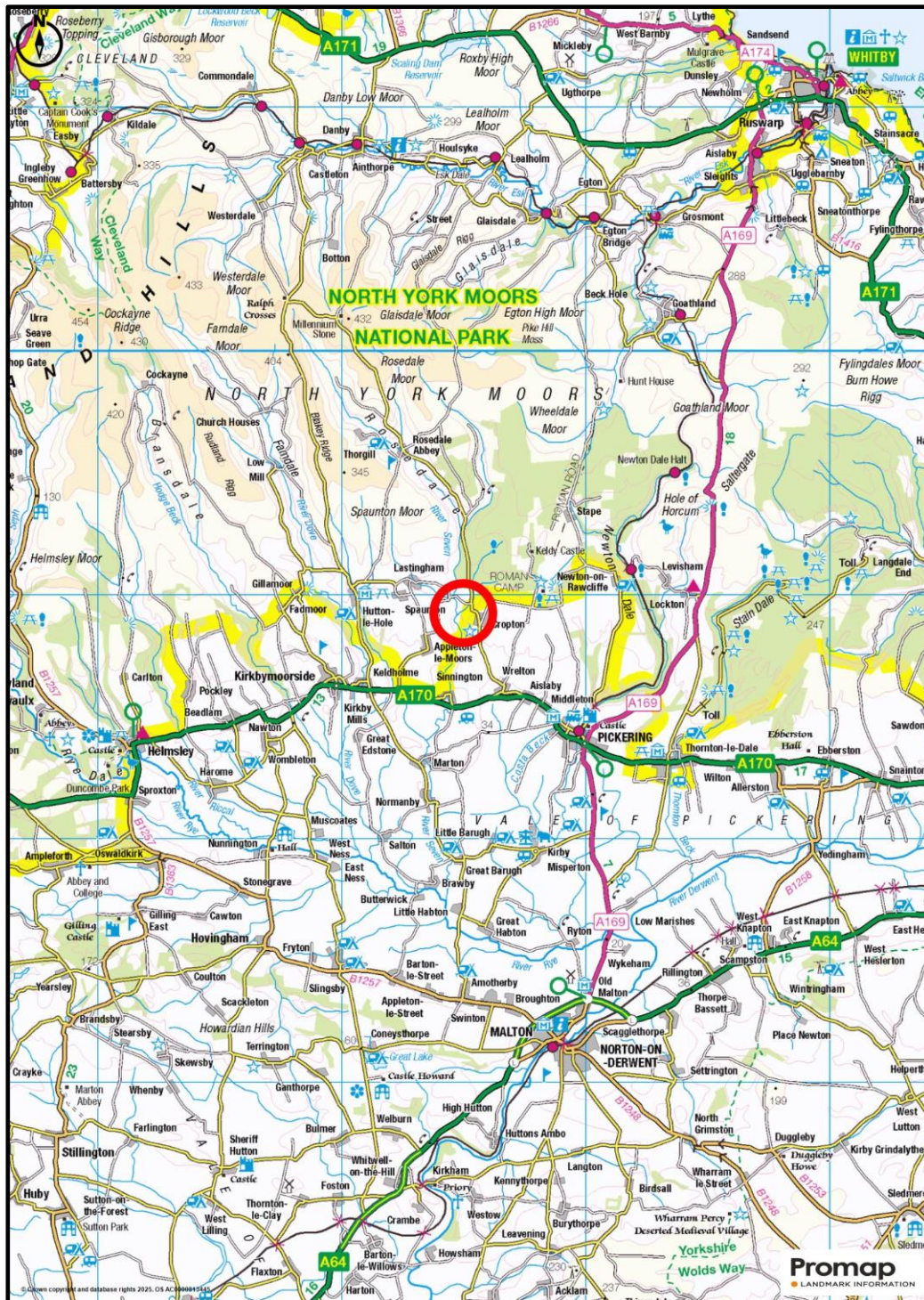


FLOORPLANS



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PROFESSIONALS IN PROPERTY SINCE 1860



- POTENTIAL LOTTING KEY:**
- Lot 1: House, Buildings & 82.8 acres – Hatched red.
 - Lot 2: 8.5 acres – Hatched orange
 - Available with Lot 1 or can be excluded:
 - Lot 3: Fuelscot Wood: 10.7 acres – Hatched blue

