

KELD HEAD FARM COTTAGES

KELD HEAD, PICKERING, NORTH YORKSHIRE, YO18 8LL

CUNDALLS

EST 1860





KELD HEAD FARM COTTAGES

KELD HEAD, PICKERING
NORTH YORKSHIRE
YO18 8LL

Pickering 0.75 miles, Kirkbymoorside 6.4 miles, Malton 9.2 miles, Helmsley 12 miles, Scarborough 19 miles, York 26.5 miles (All distances approximate)

A HIGH-QUALITY LIFESTYLE AND LEISURE PROPERTY INCLUDING EXCELLENT HOLIDAY COTTAGE COMPLEX SET ON THE EDGE OF PICKERING

“Keld Head Farm Cottages comprises a superb lifestyle and leisure property including No.9 beautifully presented holiday cottages together with residential accommodation and ancillary facilities, in all extending to 1.23-acres. The property is located in an attractive setting on the edge of the market town of Pickering”

- **The Croft:** A superb and spacious managers accommodation or family home which sits within the enclosed holiday cottage courtyard. The property comprises Reception, Office, Study, Kitchen, Dining Room, Living Room, Cloakroom, Lobby and Hallway. To the first floor is a Master Bedroom with en-suite facilities, three further double bedrooms, family bathroom and shower room. The first-floor accommodation also includes further sitting room, store with potential to create kitchen and offers the opportunity to develop an additional holiday let with independent access, subject to the necessary consents.
- **Holiday Cottages:** The property offers a superb and flexible holiday cottage complex extending to No.9 Cottages accommodating between 2 and 8 guests. The cottages were developed in the late 1980's and have since been added to with the range now including The Smithy, Barn Cottage, Mill Cottage, Granary Cottage, The Wheelhouse, Byre Cottage, The Stables, Pigeon Cote and Pasture View. They comprise an attractive courtyard position with outside seating areas and now offer the opportunity to develop further.
- **Ancillary Facilities:** In all the property extends to approximately 1.23 acres and offers communal guest facilities including mature gardens, picnic, summer house and BBQ areas, children's playground and playing field. The facilities also include laundry room and visitor information point within the reception. The managers accommodation includes garage / workshop and private gardens.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,495,000

www.keldheadcottages.com

DESCRIPTION

Keld Head Farm Cottages comprise a high-quality lifestyle and leisure property including No.9 holiday cottage complex, managers residence together with ancillary facilities and in all set in 1.23-acres on the edge of the market town of Pickering.

The property was first developed in 1989 with the sympathetic conversion of a range of barns to form No.7 cottages within an attractive courtyard setting. No.2 cottages have been added since and Keld Head Farm Cottages now offers the opportunity to take the leisure business forward.

The Croft comprises the residential accommodation and includes central reception with visitor information point and office. The private accommodation leads on with study, kitchen, utility, dining room, cloakroom, lobby and dual aspect living room. To the first floor there is a Master Bedroom with en-suite, shower accommodation, three further bedrooms and family bathroom. The property offers opportunity to create additional visitor accommodation with independent access and first floor sitting room, store offering potential to create a kitchen and bathroom facilities.

Keld Head Farm Cottages extends to No.9 holiday cottages with ability to accommodate between 2 and 8 guests. The cottages sit within an attractive courtyard setting with each benefiting from designated parking and external seating areas. The cottages are all self-catered and offer well-presented accommodation with communal facilities available.

They have generated a good annual turnover with Gross Revenue (exclusive of VAT) of over £80,000 for 2023 and over £95,000 for 2024. There are forward bookings confirmed to the value of £60,000 for 2025 and further trading information can be provided upon request.

In all, the property sits in 1.23-acres and includes mature gardens, picnic, summer house and BBQ areas, children's playground and playing field. The facilities also include laundry room and visitor information point.

LOCATION

The property is situated in an attractive, yet accessible position, on the edge of the popular market town of Pickering. The town centre is set only 0.75-miles east and is often referred to as the "gateway to the Moors". There are range of visitor attractions including North York Moors Railway with terminus set within the town as well as weekly markets. Amenities include convenience stores, supermarkets, restaurants, public houses, food outlets and fuel filling stations.

The market town of Kirkbymoorside is only just over 6 miles distant and provides a range of services and amenities including schools, supermarkets, shops, public houses, restaurants, food outlets, sporting and recreational activities.

The popular market town of Malton is set approximately 9 miles due south and offers a further range of services and amenities including educational and health care institutes with doctors, dental surgery and hospital. The town also includes train station providing links to Scarborough, Leeds and York.

The historic City of York is situated approximately 26 miles away and is an economic hub for the region with high class facilities including mainline trains available to Kings Cross, London within 2 hours.



THE CROFT

An attractive residence providing managers accommodation or spacious family home. Constructed of dressed stone under pitched pantile roof and set within the holiday cottage courtyard. The accommodation is as follows:



RECEPTION

Central reception with extensive visitor information including DVD library.

OFFICE

2.93m x 2.22m (9'7" x 7'3")

Set off the reception is the main office space and hub for the trading leisure business. Laundry store set off.

UTILITY ROOM

1.85m x 1.52m (7'3" x 6'1")

Useful utility room fitted wall and base units, stainless-steel sink and outlook over the rear courtyard.

STUDY

2.22m x 1.85m (7'3" x 6'1")

Private study set off the main office space with outlook over the front of the property.

CLOAKROOM

1.73m x 1.71m (5'8" x 5'7")

Convenient ground floor cloakroom with tiled floor, including shower unit, hand wash basin and W.C.

KITCHEN

3.51m x 2.64m (11'6" x 8'8")

Comfortable family kitchen with fitted wall and base units, stainless steel sink, five-ring hob and tiled splashback. Outlook to the front of the property and dining room set off.

DINING ROOM

3.55m x 3.51m (11'8" x 11'6")

Light and dual aspect dining room, set off the kitchen with period features retained including exposed beams. 1x radiator.

LIVING ROOM

6.19m x 4.04m (20'4" x 13'3")

Cosy and comfortable living room with dual aspect and period features retained including exposed timber beams. Gas fired, log burning stove set on stone hearth with mantle place.

REAR LOBBY

Rear entrance lobby, set off the courtyard and leading through to a central hallway.

FIRST FLOOR

MASTER BEDROOM including EN SUITE

5.28m x 4.04m (17'4" x 13'3") en-suite: 2.67m x 1.66m (8'9" x 5'5")

Attractive, double bedroom with excellent storage space set within. En-suite facilities including panelled bath with shower over, hand wash basin, bidet and W.C.

BEDROOM TWO

3.51m x 2.64m (11'6" x 8'8")

Good-sized double bedroom.

BEDROOM THREE

3.51m x 2.45m (11'6" x 8'0")

Good-sized double bedroom with dual aspect, overlooking the courtyard.

BEDROOM FOUR

3.96m x 2.64m (13'0" x 8'8")

Good-sized double bedroom.

SHOWER ROOM

1.71m x 1.43m (5'7" x 4'8")

Useful bathroom facilities including shower, hand wash basin and low flush W.C.

FAMILY BATHROOM

2.64m x 1.75m (8'8" x 5'9")

Well-proportioned family bathroom including panelled bath, corner shower unit, hand wash basin, heated towel rail and low flush W.C.

SITTING ROOM

6.26m x 3.74m (20'6" x 12'3")

Attractive first floor sitting room with potential to create additional visitor accommodation. Store with potential to create kitchen set off and Juliet balcony overlooking open countryside.

GARAGE

5.87m x 3.74m (19'3" x 12'3)

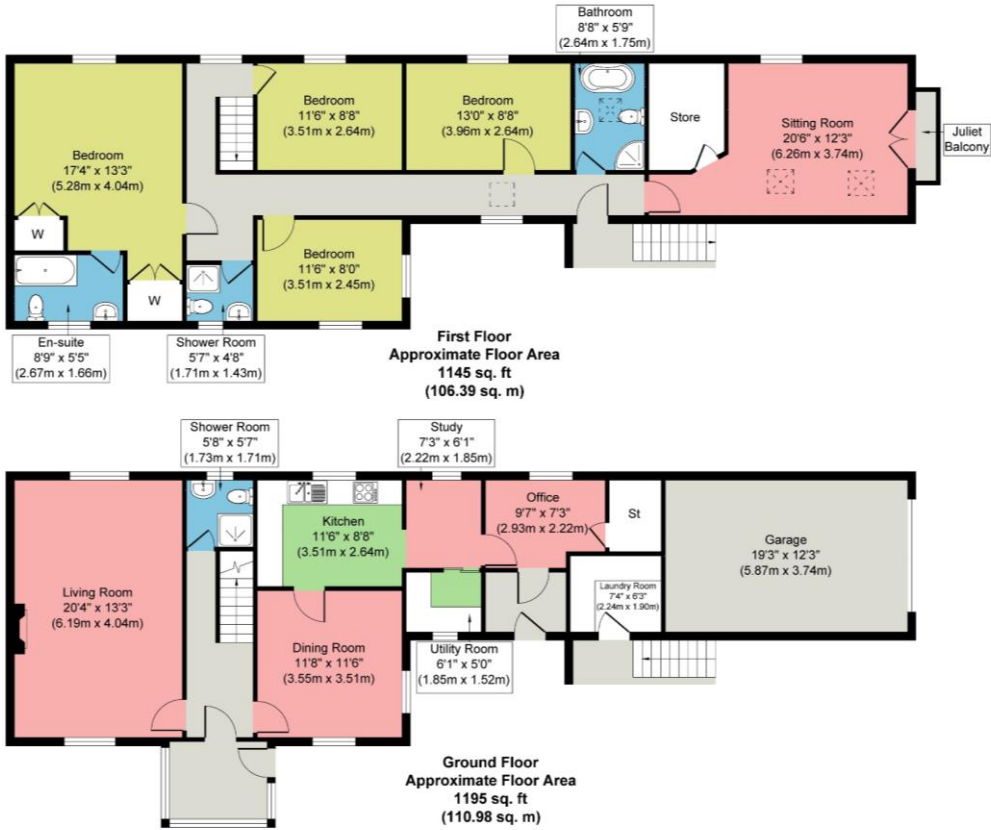
Excellent garage / workshop space with up and over door and offers secure storage space together with private, residential parking. Cleaning store set off.

LAUNDRY ROOM

Communal laundry facilities including No.2 washing machines; dryer and games store.

GARDENS

Private lawned gardens, enclosed with mature hedge and with wildlife pond and seating areas within. Attractive outlook over open countryside.



THE SMITHY

Single story cottage and one of the two later additions. Sleeps up to **two guests** and includes open plan living and is suitable for disabled visitors as well as benefiting from private gardens.



LOBBY

Entrance lobby set off the private gardens.

OPEN PLAN SITTING AND DINING ROOM

6.30m x 5.78m (20'8" x 19'0")

Open plan sitting and dining room with living flame, dog grate, gas fireplace and exposed beams throughout. Attractive outlook over the gardens and large dining space within.

KITCHEN

2.99m x 2.31m (9'10" x 7'7")

Well-appointed kitchen including fitted wall and base units, stainless steel sink, four-ring hob and oven, dishwasher and tiled splashback.

BEDROOM

4.42m x 3.13m (14'5" x 10'3")

Large, double bedroom.

EN-SUITE

3.13m x 1.89m (10'3" x 6'2")

Bathroom facilities including panelled bath with shower over, hand wash basin and low flush W.C.



BARN COTTAGE

Two-storey cottage, sleeping up to **four guests** with outside seating and outlook over open countryside and the enclosed courtyard.



GROUND FLOOR

LOBBY

Entrance lobby set off the courtyard.

BEDROOM ONE

4.10m x 3.16m (13'6" x 10'4")

Well proportioned, double bedroom.

BEDROOM TWO

3.21m x 3.19m (10'6" x 10'6")

Well proportioned, double bedroom.

BATHROOM

2.01m x 1.77m (6'7" x 5'9")

Family bathroom with panelled bath with shower over, heated towel rail, pedestal sink and low flush W.C.

FIRST FLOOR

KITCHEN

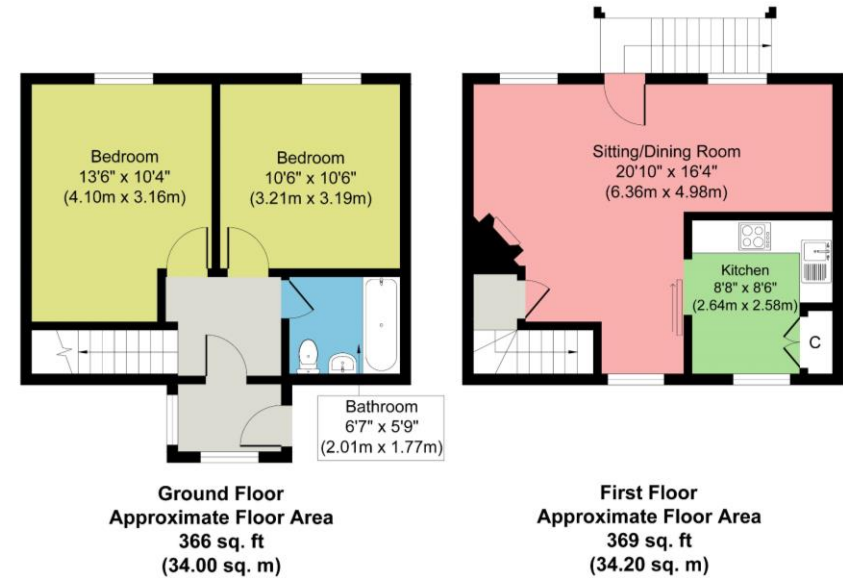
2.64m x 2.58m (8'8" x 8'6")

Well appointed kitchen with fitted wall and base units, stainless steel sink and four-ring hob with oven. Sitting and dining rooms set off.

SITTING / DINING ROOM

6.36m x 4.98m (20'10" x 16'4")

Open plan accommodation with ample dining area and attractive views over open countryside. Fireplace with living flame gas fire and exposed beams throughout.



MILL COTTAGE

Two-storey cottage, sleeping up to **four guests** with outside seating and outlook over open countryside and the enclosed courtyard.



GROUND FLOOR

KITCHEN DINER

5.19m x 2.62m (17'0" x 8'7")

Well-appointed kitchen with fitted wall and base units, stainless steel sink and four-ring hob with oven. Dining area set within,

LIVING ROOM

5.19m x 4.03m (17'0" x 13'3")

Large and spacious living room with living flame gas fireplace set within. Exposed beams throughout.

FIRST FLOOR

BEDROOM ONE

3.49m x 3.09m (11'6" x 10'2")

Well proportioned, double bedroom.

BEDROOM TWO

4.49m x 2.62m (14'9" x 8'7")

Well proportioned, double bedroom.

BATHROOM

2.15m x 1.69m (7'1" x 5'7")

Family bathroom with panelled bath with shower over, heated towel rail, pedestal sink and low flush W.C.



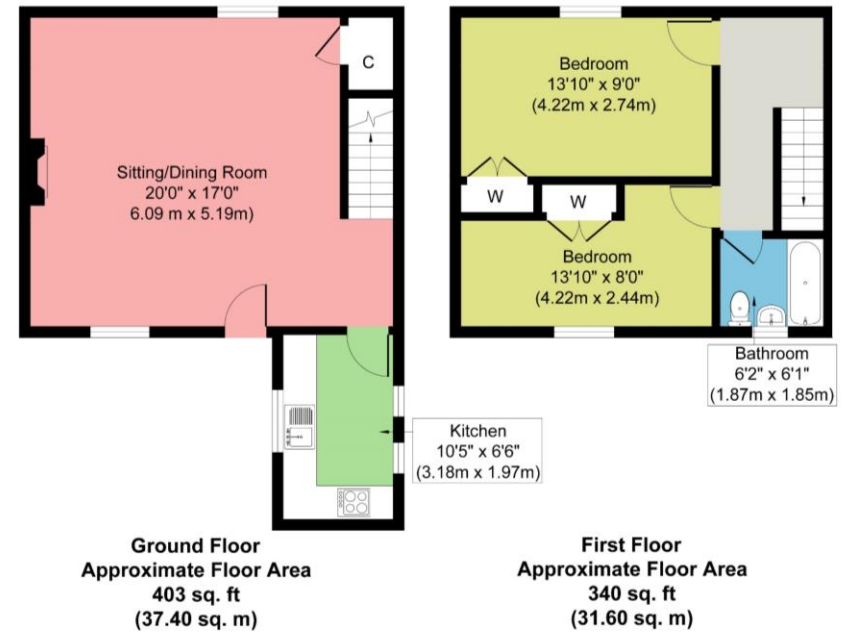
Ground Floor
Approximate Floor Area
368 sq. ft
(34.20 sq. m)

First Floor
Approximate Floor Area
371 sq. ft
(34.50 sq. m)



GRANARY COTTAGE

The Granary is two storey and sleeps up to **four guests**. The cottage has covered outdoor seating, perfect for soaking up the evening sun.



GROUND FLOOR

KITCHEN

3.18m x 1.97m (10'5" x 6'6")

Well-appointed kitchen with fitted wall and base units, stainless steel sink and four-ring hob with oven.

LIVING / DINING ROOM

5.19m x 6.09m (20'0" x 17'0")

Large and spacious, open plan living / dining room with living flame gas fireplace set within. Exposed beams throughout.

FIRST FLOOR

BEDROOM ONE

4.22m x 2.74m (13'10" x 9'0")

Well proportioned, double bedroom with storage cupboards within.

BEDROOM TWO

4.22m x 2.24m (13'10" x 8'0")

Well proportioned, double bedroom with storage cupboards within.

BATHROOM

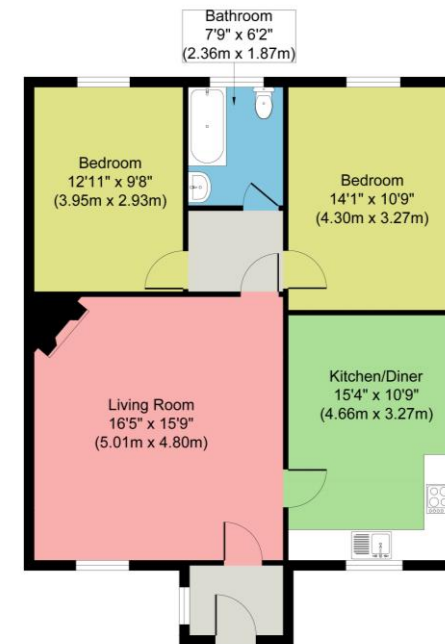
1.87m x 1.85m (6'2" x 6'1")

Family bathroom with panelled bath with shower over, pedestal sink and low flush W.C.



THE WHEELHOUSE

Single-storey cottage, sleeping up to **five guests** with outside seating within private garden and outlook over open countryside. Suitable for disabled visitors.



Ground Floor
Approximate Floor Area
798 sq. ft
(74.10 sq. m)

ENTRANCE LOBBY

Central Lobby with accommodation set off.

KITCHEN DINER

4.66m x 3.27m (15'4" x 10'9")

Attractive kitchen space with ample dining area. Fitted wall and base units, four-ring hob with oven, stainless steel sink and dishwasher.

LIVING ROOM

2.99m x 2.31m (9'10" x 7'7")

Open plan sitting and dining room with living flame gas fireplace and exposed beams throughout. Attractive outlook over the private gardens.

BEDROOM ONE

3.95m x 2.93m (12'11" x 9'8")

Large, double bedroom.

BEDROOM TWO / FAMILY ROOM

4.30m x 2.37m (14'1" x 10'9")

Large, double bedroom with additional single bed.

BATHROOM

2.36m x 1.87m (7'9" x 6'2")

Well-proportioned family bathroom with panelled bath with shower over, pedestal sink and low flush W.C.



BYRE COTTAGE

Byre Cottage is single storey and sleeps up to **five guests**. The cottage is spacious and has additional mobility features.



Ground Floor
Approximate Floor Area
791 sq. ft
(73.50 sq. m)

ENTRANCE HALL

Central Hallway with storage space within and accommodation set off.

KITCHEN DINER

4.07m x 3.56m (13'4" x 11'8")

Well-proportioned kitchen with fitted wall and base units, four-ring hob with oven, stainless steel sink and dishwasher.

LIVING ROOM

4.07m x 4.51m (13'4" x 14'9")

Large living room with living flame gas fireplace, exposed beams throughout and outlook over the enclosed courtyard.

BEDROOM ONE

3.76m x 3.09m (12'4" x 10'2")

Large, double bedroom.

BEDROOM TWO / FAMILY ROOM

4.07m x 3.39m (13'4" x 11'1")

Large, double bedroom with additional single bed.

BATHROOM

3.09m x 1.85m (10'2" x 6'1")

Well-proportioned family bathroom with panelled bath with shower over, pedestal sink and low flush W.C.



PIGEON COTE

Pigeon Cote is single storey and sleeps up to **five guests**. It has a spacious living area and large kitchen, overlooking courtyard and gardens and field.



ENTRANCE HALL

Entrance hall set off the courtyard.

LIVING ROOM

5.33m x 5.24m (17'6" x 17'2")

Large living room with living flame gas fireplace and exposed beams throughout. Attractive dual aspect and outlook.

KITCHEN

5.33m x 2.93m (17'6" x 9'8")

Well-appointed kitchen including fitted wall and base units, stainless steel sink, four-ring hob and oven, dishwasher and tiled splashback.

BEDROOM ONE

3.89m x 3.74m (12'9" x 12'3")

Large, double bedroom.

BEDROOM TWO / FAMILY ROOM

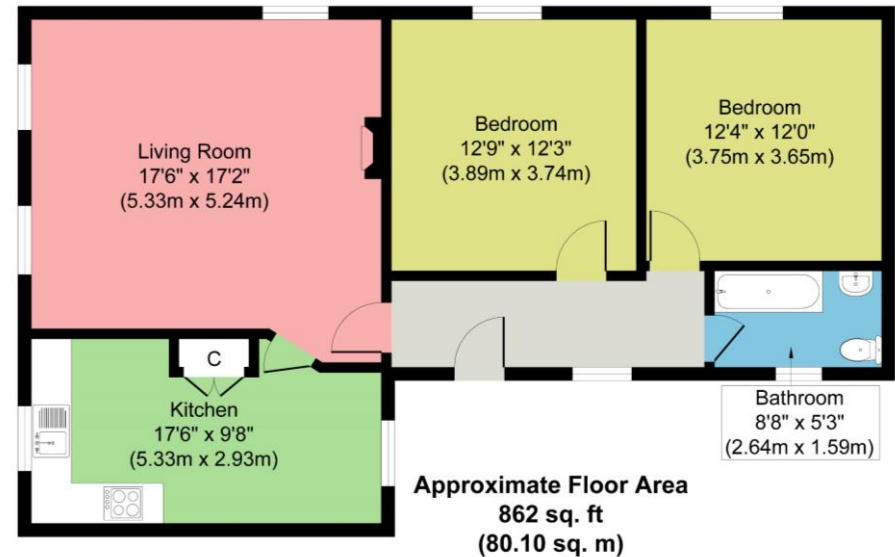
3.75m x 3.65m (12'4" x 12'0")

Well-proportioned double bedroom with additional single bed.

BATHROOM

2.64m x 1.59m (8'8" x 5'3")

Well-proportioned family bathroom with panelled bath with shower over, pedestal sink and low flush W.C.



THE STABLES

The Stables is single storey and sleeps up to **seven guests**. A spacious living area and large kitchen make it ideal for groups and larger families, with outlook over courtyard and open fields.



HALLWAY

Central hallway with accommodation set off.

LIVING ROOM

5.71m x 5.08m (18'9" x 16'8")

Open plan living room with attractive living flame gas fireplace and exposed beams throughout.

KITCHEN DINER

4.47m x 2.92m (14'8" x 9'7")

Well-appointed kitchen including fitted wall and base units, stainless steel sink, four-ring hob and oven, dishwasher and tiled splashback. Dining space set within.

BEDROOM ONE / FAMILY ROOM

4.47m x 3.06m (14'8" x 10'0")

Large, double bedroom with additional single bed.

BEDROOM TWO

4.47m x 3.36m (14'8" x 11'0")

Large, double bedroom.

BEDROOM THREE

3.36m x 2.22m (11'0" x 7'3")

Bunk bedroom.

BATHROOM

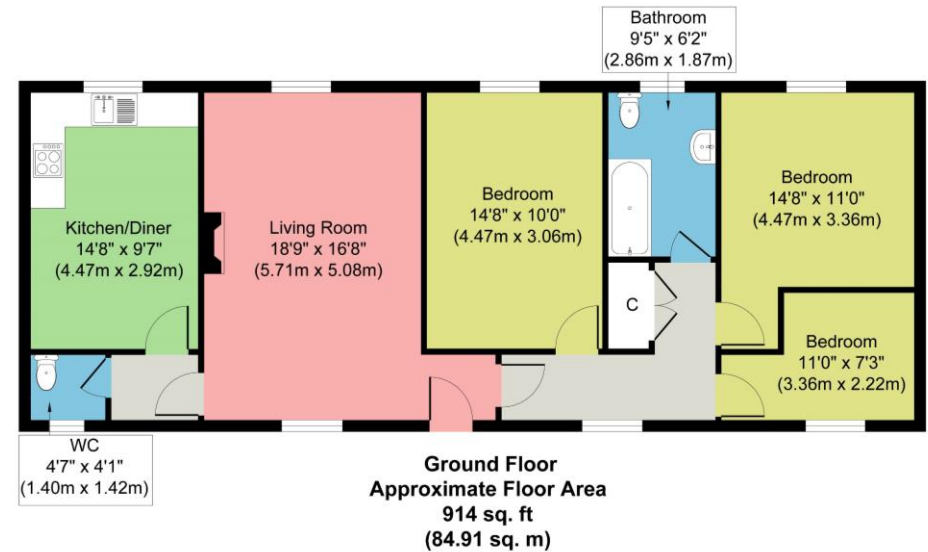
2.86m x 1.87m (9'5" x 6'2")

Well-proportioned family bathroom with panelled bath, shower over, pedestal sink and low flush W.C.

CLOAKROOM

1.40m x 1.42m (4'7" x 4'1")

Additional facilities including hand wash basin and low flush W.C.



PASTURE VIEW

Pasture View cottage is single storey and sleeps up to **eight guests**. A large open plan living area makes it ideal for groups and families with private gardens, seating and beautiful outlook.



LOBBY

Entrance lobby set off the private gardens.

OPEN PLAN SITTING AND DINING ROOM

8.68m x 6.93m (28'6" x 22'9")

Attractive and unique sitting and living space with kitchen and dining areas within. Exposed beams living flame gas fireplace with log grate and attractive outlook over the gardens.

KITCHEN

Set within the open plan dining and living area, comprising fitted wall and base units with stainless steel sink and appliances including dishwasher and washing machine.

BEDROOM ONE

4.19m x 2.62m (13'9" x 8'7")

Large, double bedroom.

BEDROOM TWO

4.61m x 2.87m (15'2" x 9'5")

Large, double bedroom.

BEDROOM THREE

4.1m x 2.90m (15'2" x 9'6")

Large, double bedroom.

BEDROOM FOUR plus EN-SUITE

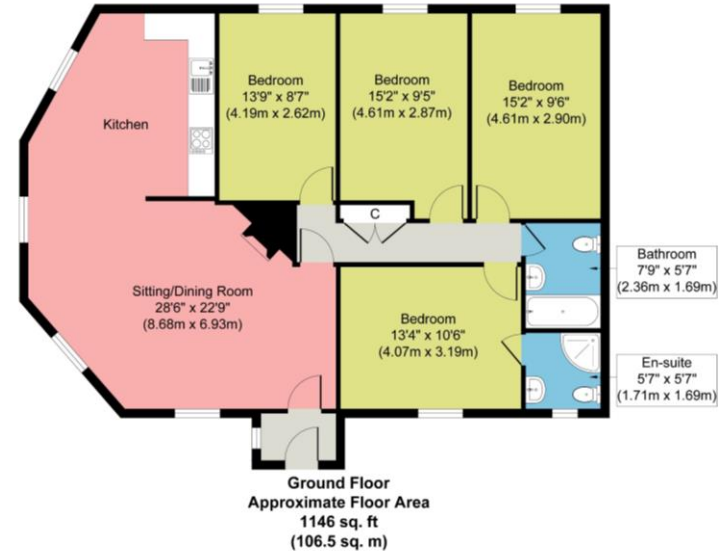
4.07m x 3.19m (13'4" x 10'6") plus (1.71m x 1.69m (5'7" x 5'7"))

Double bedroom with en-suite facilities including shower unit, pedestal sink and low flush W.C.

BATHROOM

2.36m x 1.69m (7'9" x 5'7")

Bathroom facilities including panelled bath with shower over, hand wash basin and low flush W.C.



ANCILLIARY FACILITIES

In all the property extends to approximately 1.23 acres and offers communal guest facilities including mature gardens, picnic, summer house and BBQ areas, children’s playground and playing field. Garden shed with toys and games. The facilities also include laundry room and visitor information point within the reception. The managers accommodation includes garage / workshop and private gardens.

TRADING BUSINESS

The sale of Keld Head Cottages is owing to semi-retirement with the current vendors who have developed a successful holiday cottage enterprise. The Business is registered for VAT and has traded profitably with Gross Annual Turnover figures available for inspection upon request.

There are forward bookings totaling over £60,000 for 2025 (04/04/25 to 31/12/25) and projections for turnover to exceed £100,000. Keld Head Cottages are marketed through both their own website and Hoseasons.



GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, timber and mineral rights are in hand and included in the sale.

FIXTURES AND FITTINGS

We understand that all the fixtures and fittings are to be included in the sale for the Cottages only.

METHOD OF SALE

The property is being offered for sale by private treaty. The agent reserves the right to conclude negotiations by any other means at their discretion. To be kept informed of sales progress, interested parties should inform the agents of their interest on 01653 697 820 or email: edward.wilkinson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains three-phase electric, water supply, gas and drainage. Each cottage is metered for gas separately
Business Rates:	Keld Head Farm Cottages – Rateable Value: £11,500 Retail discount applies
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Planning:	North Yorkshire Council (Formerly Ryedale District Council)
Viewing:	Strictly by appointment with the agents’ office in Malton, 01653 697820
Guide Price:	Offers over £1,495,000
Postcode:	YO18 8LL (Please see insert location plan)

NOTICE:

Details prepared June 2025 and photographs taken June 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.



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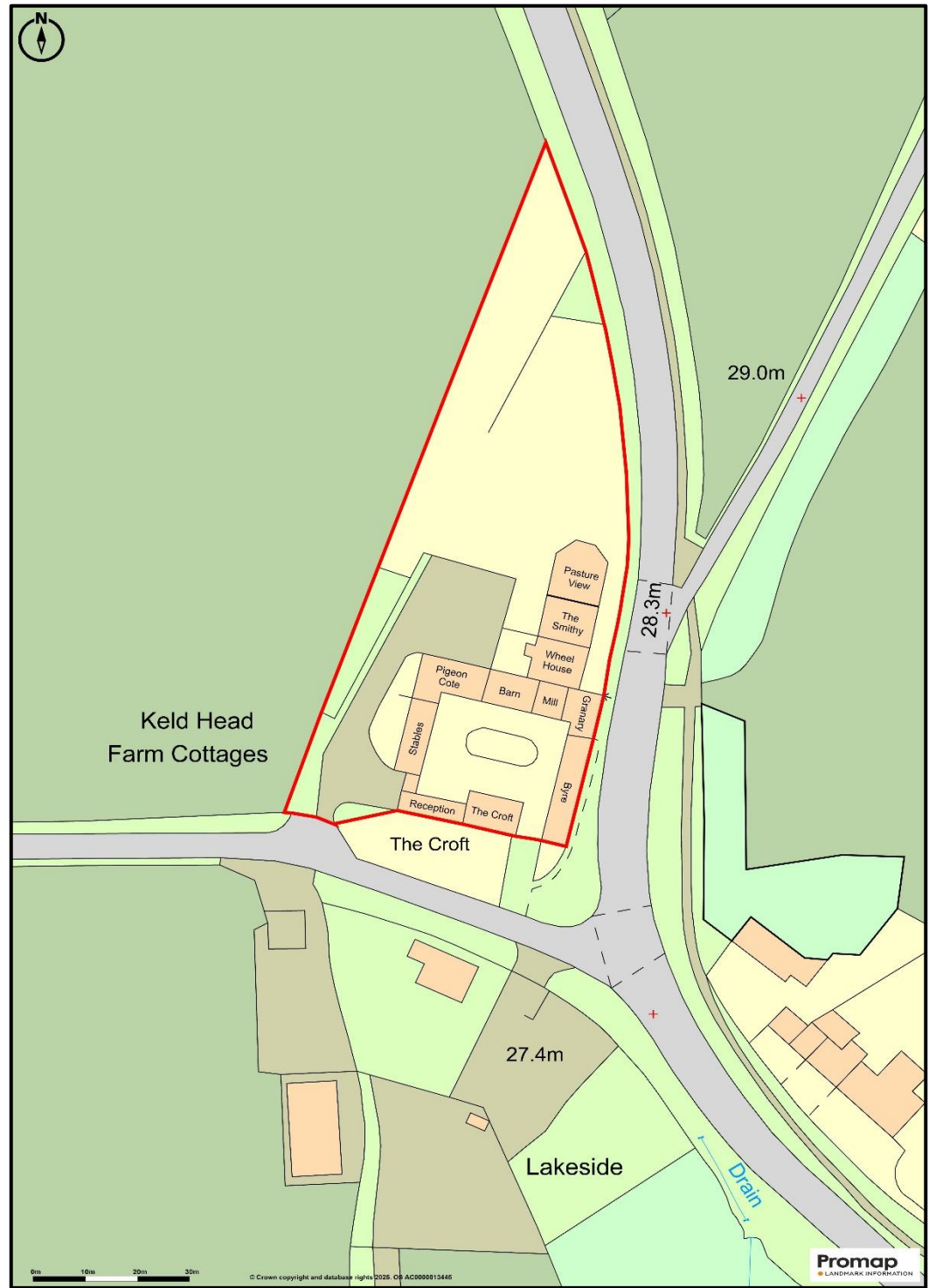
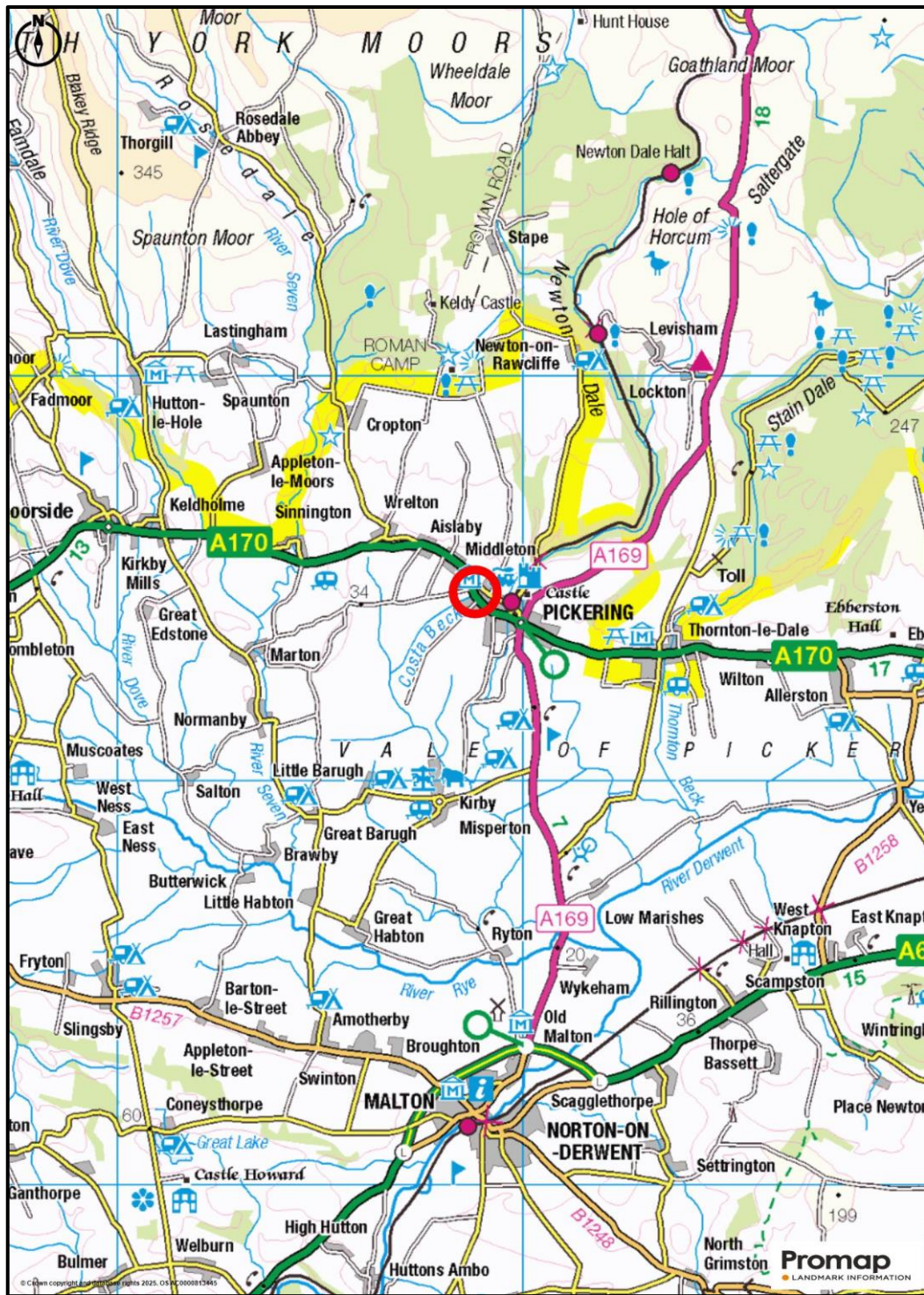


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Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk







An aerial photograph of a village nestled in a rural landscape. The village is characterized by a cluster of houses with red-tiled roofs, surrounded by lush green fields and scattered trees. A road curves through the scene, passing by a large, light-colored building complex. The background shows rolling hills under a blue sky with soft, white clouds.

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