

WHINNEYMOOR FARM

ELLERKER, BROUGH, EAST YORKSHIRE, HU15 1RA



HORNSEYS

ESTABLISHED 1885

CUNDALLS
Est 1860



WHINNEYMOOR FARM

ELLERKER
BROUGH
EAST YORKSHIRE

Ellerker 0.5 miles, South Cave 2 miles, Brough 2 miles, Beverley 12 miles, Hull 14 miles, York 30 miles (all distances approximate)

ATTRACTIVE RESIDENTIAL FARM IN A PRIVATE ACCESSIBLE POSITION

"Whinney Moor Farm is an attractive residential farm comprising a 4 bedroom period house, range of modern and traditional buildings and in all sits within around 34 acres situated in a very pleasant and private position yet is within close proximity of Ellerker, Brantingham, South Cave and the A63 road network."

House: A nicely presented detached period dwelling, which has been recently extended and modernised and provides well-appointed accommodation comprising; Entrance Hall, Dining Room, Study, Kitchen, Utility Room and Sitting Room. To the first floor is a master Bedroom with en-suite, three Bedrooms and Bathroom. Outside is ample parking, storage and the property sits within mature landscaped gardens and grounds.

Buildings: A good range of buildings comprising modern buildings and a traditional range offering potential.

Land: In all, around 34.2 acres situated within a ring-fenced block providing arable, mowing and grazing land which is well fenced.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £1,250,000

Joint Selling Agents:

HORNSEYS

ESTABLISHED 1885

33 High Street, Market Weighton, York, YO43 3AQ
01430 872 551
martinswann@hornseys.uk.com

CUNDALLS

Est 1860

15 Market Place, Malton North Yorkshire, YO17 7LP
01653 697 820
tom.watson@cundalls.co.uk

DESCRIPTION / BACKGROUND

Whinney Moor Farm is a hidden gem, situated in a very private and peaceful location to the south of Ellerker village with access off the South Cave to Brough Road, yet close to a wide range of services and amenities.

The sale of Whinney Moor Farm offers an excellent opportunity to acquire a versatile small farm, situated within a ring fence which comprises an attractive traditional 4 bedroom farmhouse with south facing garden, a range of traditional brick and pantile outbuildings, modern buildings and grassland, and the whole extending to approximately 34.20 acres.

The residential accommodation at the property is situated in a period dwelling which has been modernised, extended and re-configured in recent years to provide spacious 4 bedroom accommodation, which is very energy efficient and situated in lovely mature gardens and grounds.

There is a substantial range of traditional courtyard buildings providing useful storage, offering potential for alternative uses subject to consents. There is also a separate yard area and access to good quality modern storage buildings.

In all, the property sits within an attractive ring fence of around 34.2 acres providing mowing and grazing land, which is also capable of producing arable crops.

The property is ideal for those with smallholding or equestrian interest, who want a rural yet accessible base that has good quality local facilities nearby.

LOCATION

Whinney Moor Farm is accessed over a private single track lane from Cave Road. There is additional access to the grassland from Sands Lane, Ellerker.

The property is half a mile from the well-regarded unspoilt village of Ellerker, which is 14 miles west of Hull at the foot of the Yorkshire Wolds.

Both South Cave and Brough are 2 miles away, both of which provide a good range of local services and amenities including a choice of primary schools, public houses/restaurants, shops, petrol stations and doctor's surgeries. There is also an excellent range of sports, leisure and recreational facilities, including the highly regarded Brough Golf Course. South Hunsley Secondary School is 3 miles away in Melton, and there is a choice of private schools in Hull.

Despite the rural location, there is immediate access to the A63 leading to Hull to the east and the M62 motorway network to the west. Brough has a mainline railway station with direct services to London Kings Cross.

The historic market town of Beverley is situated approximately 12 miles to the northeast and the town of Brough lies approximately 2 miles to the south. Brough has a good range of services and amenities including a supermarket with petrol station, shops, surgery and primary school, together with a mainline railway station providing direct services to London Kings Cross.

The town and locality have an excellent range of sports, leisure and recreational facilities including the highly regarded Brough golf course.

The historic City of York is within 30 miles and provides a further large range of services and amenities, including a mainline train station providing links to London within 2 hours.



HOUSE

The residential accommodation is situated in a period house constructed of brick under a pitched and hipped roof with pantile covering and has PVCu double glazed windows and doors, and very pleasant south facing garden and orchard.



The accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

4.47m x 1.73m (14'8" x 5'8") ceiling coving, inset light, bullnose brick window reveals, brick door reveal, staircase off, under stairs cloaks cupboard and oak flooring.

CLOAKROOM

1.86m x 1.75m (6'1" x 5'8") inset light, bullnose brick window reveals, pedestal washbasin, low flush WC, tiled flooring and radiator.

OFFICE

4.38m x 2.05m (14'4" x 6'8") ceiling coving, inset lighting, shelved alcove, oak flooring and underfloor heating.

DINING ROOM

4.58m x 4.29m (15'0" x 14'0") ceiling coving, inset lighting, bullnose brick window reveals, oak flooring and radiator.

LIVING ROOM

5.80m x 4.21m (19'0" x 13'9") ceiling coving, log burner set in brick fireplace with quarry tile hearth and oak mantel, glazed patio doors and French windows to the garden, oak flooring and underfloor heating.

DINING KITCHEN

5.71m x 4.23m + 3.57m x 1.91m (18'8" x 13'10" + 11'8" x 6'3") inset lighting, part tiled walls, ceramic 1½ bowl sink unit with mixer tap, range of wall and base units with fitted work surfaces incorporating Lamona electric oven and hob with extractor hood over, Bosch dishwasher, Lamona larder fridge, electric AGA in tiled inset, tiled flooring and underfloor heating.



ENTRANCE LOBBY

1.82m x 1.75m (5'11" x 5'8") inset lighting, door to garden and tiled flooring.

UTILITY ROOM

3.36m x 2.17m (11'10" x 7'1") inset lighting, part tiled walls, Belfast sink with solid Beech drainer, range of wall and base units, coat rack, plumbing for washing machine, door to side and tiled flooring.

FIRST FLOOR

GALLERIED LANDING

6.21m x 2.20m (19'8" x 7'2") built in airing cupboard and radiator.

BEDROOM ONE

6.14m x 4.61m (max) (20' x 1" x 15'1") (max) inset ceiling lighting, exposed ceiling beams, built in wardrobes and shelving with store cupboards over and pine doors, pine flooring and two radiators. EN-SUITE

2.05m x 1.67m (6'8" x 5'5") Velux roof light, tiled cubicle with Mira electric shower, pedestal washbasin with light and shaver point over, low flush WC, chrome heated ladder towel rail and pine flooring.

BEDROOM TWO

4.29m x 3.65m (14'0" x 11'1") ceiling coving, cast iron open fireplace, built in wardrobe with store cupboard over and radiator and double aspect windows.

BEDROOM THREE

3.66m x 3.61m (12'0" x 11'10") ceiling coving, cast open fireplace, built in wardrobe, two wall shelves and radiator.

BEDROOM FOUR

3.62m x 2.43m (11'10" x 7'11") ceiling coving and radiator.

FAMILY BATHROOM

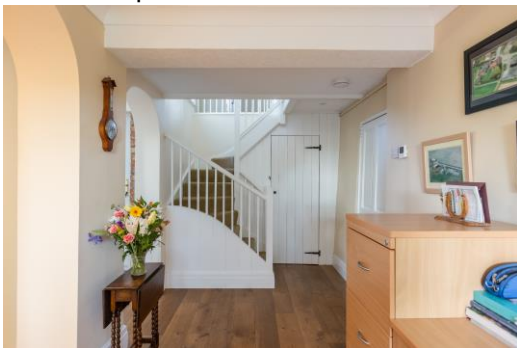
3.35m x 2.04m (11'0" x 6'8") inset ceiling lighting, fully tiled walls, cubicle with plumbed Grohe shower, panelled bath, pedestal washbasin, electric light and shaver point, low flush WC and towel radiator

OUTSIDE

The property benefits from an extensive, externally lit, south facing garden with paved areas and paved and gravel patio off the living room together with lawns, well-stocked flower and shrub borders with small pond.

A very attractive feature of the garden is an octagonal timber framed Summer House with thatched roof, canvas let down sides and decked flooring. In addition, there is a fenced vegetable garden with aluminium framed Greenhouse, raised beds and a water supply and a fenced orchard stocked with plum, pear, apple and cherry trees.

A brick and pantile roof boiler house is attached to the southwest wall of the house.



BUILDINGS

The property benefits from a good range of buildings situated in a separate large yard to the north of the house. The buildings provide stabling/loose boxes, workshops, storage and include machinery and produce storage and livestock housing.

The buildings comprise as follows:

OPEN FRONTED GARAGE/GENERAL PURPOSE STORE

15.63m x 8.30m 3 bay steel frame with concrete panel and concrete block walls, boarded and steel box profile cladding, mono-pitched steel box profile roof, concrete floor, concrete apron with overhang, power, lights and water.

WEST RANGE OF BRICK AND PANTILE ROOF BUILDINGS

20.80m x 4.30m comprising:

General Store with light and power.

Hobby Room with timber panelled walls, workbench, boarded floor and light.

Workshop with metal and wood work benches, storage units, light and power.

Tack Room with timber panelled walls, work bench and light, external tap.

SOUTH AND PART EAST RANGE OF BRICK AND PANTILE ROOF BUILDINGS

23.50m x 5.50m + 8.80m x 4.80m comprising:

Garage with electric roller shutter door, boarded ceiling, storage units, 3 phase electricity and light; Two Stables with lights; Feed Barn with 3 phase electricity and light; Stable/Field Shelter with light and two large Stables with troughs, water and light.

NORTH RANGE OF BRICK AND PANTILE ROOF BUILDINGS

23.35m x 4.50m comprising:

7 bay General Storage/Pens open to the Foldyard with water.

COVERED FOLDYARD

23.24m x 12.85m

Timber pole and steel box profile roof with two floodlights incorporating corner Lambing Pen and two concrete block walled Stables with water, enclosed by a brick and concrete block rear wall with boarded cladding above.

OPEN FRONTED GENERAL PURPOSE STORE

18.34m x 9.27m

Timber pole with part concrete block walls, steel box profile and timber cladding, steel box profile and corrugated steel roof, earth floor and floodlight.

STRAW BARN

18.32m x 36.77m

Modern 6 bay steel portal frame Straw Barn with fibre cement roof incorporating solar panels, 6.70m to eaves, concrete/hardcore floor, concrete panel walls and Yorkshire Board cladding and access gates to the two east bays and adjoining solar panel inverters with power supply.

LAND

In all, Whinney Moor Farm extends to approximately 34.20 acres in total. The land comprises two small grass paddocks situated to the south of the farmstead, a tree belt with wild flowers to the north of the farmstead, two parcels of grassland, a grass track and further tree belt. The remainder of the land comprises the access lane and farmstead.

All the grassland parcels are well fenced and have water supplies. The parcels north of the farmstead are all interconnected to allow easy movement of livestock. A new hedge was planted along the northwest boundary of parcel SE9228 2069 two years ago and there is a well-grown line of young trees planted along the northwest boundary of parcel SE9228 3575.

The land is flat and lies approximately 3m to 7m above mean sea level with the access rising to 22m above mean sea level.

LAND CLASSIFICATION

The land is shown as Grade 2 on the MAFF provisional Land Classification Map of England and Wales.

SOIL TYPE

The soil is described within the Landbeach Series as a slightly stony sandy loam overlying chalky gravels, permeable and good a good general purpose soil well suited to cereals, oilseed rape and root crops.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME & ENVIRONMENTAL SCHEMES

All the eligible arable land is registered on the Rural Payments Agency's Land Parcel Information System and has been eligible under the Basic Payment Scheme. The vendors will retain any current and future delinked payments.

DRAINAGE

Parcel SE9228 2069 was underdrained in 2024. A plan of the scheme is available for inspection with the vendors.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all rights of way, whether public or private, rights of light, support, drainage, water, electricity and other rights together with all existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not.

There are overhead electricity lines on wooden poles, subject to a Northern Powergrid wayleave, across the property.

There is a public right of way and a private right of way across the access lane and a right of way in favour of the owner of land to the south of the property over the access lane.

SPORTING, TIMBER & MINERAL RIGHTS

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

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.

METHOD OF SALE

The farm will be offered for sale as a whole by private treaty. To register an interest, arrange a viewing or for any further information please contact one of the following joint agents:

Cundalls

Tom Watson FRICS FAAV

Tel: 01653 697820 mobile: 07931 520677 email: tom.watson@cundalls.co.uk

Hornseys

Martin Swann MRICS FAAV

Tel: 01430 872551 mobile: 07711 200854 email: martinswann@hornseys.uk.com

GENERAL INFORMATION

Services:	Mains water and electricity are connected to the property. 3 phase electricity is connected to some of the buildings. Drainage is to a septic tank and a ground source heat pump provides heating and hot water to the farmhouse
Council Tax:	Band E
EPC Rating	B 89.
Planning:	East Riding of Yorkshire Council 01482 393 939. www.eastriding.gov.uk
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion. Registered under Title YEA898832.
Viewing:	Strictly by appointment with the agents Malton office, 01653 697 820.
Postcode:	YO17 6UE
Guide Price:	£1,250,000
What3Words	///forkful.shades.glorified



NOTICE:

Details and photographs prepared May/ June 2025

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the most recent Anti Money Laundering Regulations the successful purchaser(s) will be required to provide the selling agents with proof of identity and address once an offer has been submitted and accepted, subject to contract, prior to solicitors being instructed.

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.





Total area: approx. 204.4 sq. metres (2200.1 sq. feet)

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