



WOODLANDS FARM

SNAINTON, SCARBOROUGH, NORTH YORKSHIRE, YO13 9BA

CUNDALLS

EST 1860



WOODLANDS FARM

SNANTON
SCARBOROUGH
NORTH YORKSHIRE

Pickering 8 miles, Scarborough 9 miles, Malton 13 miles, York 30 miles (All Distances Approximate)

ATTRACTIVE RESIDENTIAL AND EQUESTRIAN SMALLHOLDING

“Woodlands Farm is a versatile equestrian lifestyle property, nicely located around 1 mile south of Snainton village. The property comprises a 5/6 bedroom period dwelling, a 2 bedroom holiday cottage, a range of buildings and equestrian facilities and in all the property is situated within around 14 acres”

- **House:** A substantial 5 bedroom period house which could easily be re-configured to provide two 3 bedroom units.
- **Holiday Cottage/Annexe:** A separate 2 bedroom cottage which could be suitable for dependants, family members, guest accommodation or a holiday cottage. The property comprises:
- **Buildings:** An attractive range of traditional and more modern buildings providing stabling, storage and workshop facilities.
- **Land:** In all the property amounts to approximately 14 acres, comprising grazing and mowing land. There is also an all weather arena and horse walker.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,200,000

DESCRIPTION

Woodlands Farm is a versatile and well-appointed equestrian and lifestyle property, comprising a 5/6 bedroom house, 2 bedroom cottage, range of buildings and equestrian facilities in all located within around 14 acres.

The property is located in an attractive south facing position with open views to the Wolds and is situated in a convenient position within 1 mile of Snainton village.

The main residential accommodation is situated in a period stone farmhouse which has been extensively remodelled and reconfigured to create an exceptionally versatile property of over 4,000sq.ft in total which includes a characterful 2 bedroom holiday cottage and a main house with up to 6 bedrooms which could be further subdivided into a pair of three bedroom properties,

The property is ideal for any purchaser looking for a multi-generational home or with further income potential.

In brief the main house comprises; entrance hall, dining room, kitchen and sitting room with porch. Bathroom, back kitchen, living room and bedroom/study. Two sets of stairs access the first floor with five bedrooms and two bathrooms.

Woodlands Cottage forms the original front facing part of the farmhouse and with some charming character touches. Entrance hall, farmhouse style kitchen, large living room. Upstairs are two bedrooms and the house bathroom.

The house and cottage are situated in large grounds

Externally the property is access through electric gates onto a private tarmac driveway which leads round to a large yard area and range of buildings.

The equestrian facilities currently comprise open yard stabling facilities which could easily be developed into American Barn style stabling, there are loose boxes/tack rooms, workshop/machinery stores. There is an all-weather outdoor arena, Claydon horse walker, field shelter and direct access into good quality grazing and mowing land providing a number of grazing and mowing paddocks.

Overall, the property is a perfect proposition for those looking to find a private yet accessible country property with the benefit of a separate cottage, buildings and land. The property is situated in an accessible rural location and should appeal to those with smallholding or equestrian interests.

LOCATION

The property is situated in open countryside in an attractive rural position, situated off Cross Lane, down a quiet private lane to the south of Snainton village. There is one adjoining residential neighbour to the immediate north.

Snainton is a well-served village some 8 miles to the east of the market town of Pickering and approximately 9 miles from the seaside town of Scarborough.

The village has an active community with numerous organisations. The village has a primary school, doctors' surgery, recreation ground, parish church, two pubs and fish and chip takeaway with small shop. Education is provided by a primary school, and an active pre-school play group. Both of which are close to the village hall and playing fields and refurbished play area.

There is easy access from the village to Malton and Seamer, where there are railway stations and links to the main line network.

The historic City of York is situated approximately 30 miles away with mainline trains available to Kings Cross, London and Edinburgh.



HOUSE

A period dwelling which has been re-configured to provide very spacious and flexible living accommodation currently providing upto 6 bedrooms and could effectively be utilised as a single house or easily re-configure into two units due to having to stairs and kitchens.



The property comprises the following accommodation:

GROUND FLOOR

HALLWAY

Stone flagged floor. Upvc stable door. Windows to the courtyard. Tiled floor. Radiator. Stairs up to the First Floor with under stairs fitted storage.

GROUND FLOOR BATHROOM

2.00 m (6'7") x 1.80 m (5'11")

White suite. Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Heated ladder towel rail. Casement window to the side.

DINING ROOM

4.25 m (13'11") x 3.65 m (12'0")

Tiled floor. French doors out to the side. Beamed ceiling. Radiator.

KITCHEN

5.31 m (17'5") x 2.27 m (7'5")

Range of matching base and wall units incorporating a Belfast sink. Integrated electric oven. Four ring hob with extractor overhead. Integrated dishwasher. Windows to both sides. Tiled floor. Radiator.

SITTING ROOM

5.34 m (17'6") x 4.25 m (13'11")

Cast iron solid fuel stove set within a brick fireplace. The stove powers the hot water to some of the radiators and acts as an additional heating system on top of the oil-fired central heating. Windows to the front and rear. Coving. Stairs up to the First Floor. Interconnecting door to the holiday cottage.

FRONT PORCH

Upvc front door. Casement window.

BACK KITCHEN

5.40 m (17'9") x 3.40 m (11'2")

Range matching base and wall units the butcher block style worktops incorporating a stainless steel sink. Integrated electric oven integrated microwave oven. Integrated for ring halogen harp with extractor overhead./. Dishwasher point. Radiator. Beamed ceiling.

LIVING ROOM

7.00 m (22'9") x 3.13 m (10'3")

Upvc stable door. Casement window. Radiator. Coving. Original cast-iron range with woodburning cast-iron stove. Television point. Cupboard housing the electrics and fuses.

BEDROOM/STUDY

5.60 (22'9") x 2.50 m (8'2")

Casement window. Two Radiators.

FIRST FLOOR

LANDING

Fitted cupboards including hot water cylinder with immersion heater. Loft inspection hatch.

BEDROOM ONE

4.73 m (15'6") x 4.50 m (14'8")

Casement window to the front elevation with a lovely south facing view across the Carr's towards the Wolds. Radiator. Coving.

BEDROOM TWO

4.14 m (13'7") x 2.70 m (8'10")

Casement window to the side. Radiator

BEDROOM THREE

4.80 m (15'9") x 2.61 m (8'7")

Pair of casement windows. Radiator.

BATHROOM

2.00 m (6'7") x 1.63 m (5'4")

White suite, bath with shower overhead. WC and wash hand basin set into a vanity unit. Casement window to the side. Heated ladder towel rail.

FIRST FLOOR

GALLERY LANDING

Airing cupboard housing the electric central heating boiler and hot water cylinder.

BEDROOM FOUR

5.70 m (18'8") x 4.28 m (14'11")

Exposed king beam and roof trusses. Pair of velux roof lights to the rear. Exposed beams. Fitted storage cupboard.

BEDROOM FIVE

7.14 m (23'5") x 2.64 m (8'8")

Pair of Velux roof lights. Range of eave storage cupboards shelving and fitted drawers. Two radiators.

BATHROOM

2.48 m (8'2") x 1.40 m (4'7")

Low flush WC. Corner wash Hand basin. Bath with hand held shower attachment. Fully tiled walls and floor. Radiator. Storage cupboard. Velux roof light.



HOLIDAY COTTAGE / ANNEXE

Situated to the front/south of the house is a separately accessed holiday cottage which is attached to a barn and offers further potential for expansion subject to consents. It currently provides accommodation as follows:

ENTRANCE HALL

uPVC stable door. Tiled floor. Beamed ceiling. Stairs to the First Floor. Fitted storage cupboard.

FARMHOUSE KITCHEN

5.00 m (16'5") x 4.25 m (13'11")

Range of fitted base and wall units incorporating single bowl sink unit. Tiled splashback. Quarry tiled floor. Casement window to the rear. French doors out onto the south facing garden. Electric cooker point. Automatic washing machine point. Beamed ceiling. Fitted understairs storage cupboard. Radiator.

LIVING ROOM

8.24 m (27'0") x 4.13 m (13'7")

Cast iron multi fuel stove set into a brick fireplace with oak lintel. Beamed ceiling. Pair of casement windows to the front. Wall lights. Door out to the front, Television point. Radiator.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder. Pair of windows to the front.

BEDROOM ONE

4.20 m (13'9") x 3.23 m (10'7")

Casement windows to the front and rear. Radiator.

BEDROOM TWO

3.23 m (10'7") x 3.17 m (10'5")

Casement window to the rear. Radiator.

BATHROOM

2.46 m (8'1") x 2.00 m (6'7")

Bath with shower overhead and a tiled surround. Low flush WC. Corner wash hand basin. Radiator. Casement window. Half panelled walls. Coving.



BUILDINGS

Situated immediately to the east of the house is a large concrete yard with a range of modern and traditional buildings providing stabling and storage facilities.

The buildings benefit from electric and water supplies and may offer potential for alternative uses subject to consents.



The buildings comprise:

TRADITIONAL RANGE

Constructed of brick and stone under a pitch corrugated sheet roof with timber cladding sides. Comprising:

- Three x loose box stores: 41.4sq.m / 445sq.ft
- Two connecting open yard stable areas 290sq.m / 3,121sq.ft

GENERAL PURPOSE BUILDING

175sq.m / 1888sq.ft

Steel frame building with block walls, concrete floor and profile sheet clad. Providing general machinery storage/workshop.

FIELD SHELTER

55.6sq.m / 600sq.ft

Timber mono-pitch frame field shelter. Providing access to paddock from all sides.

ALL WEATHER ARENA

170ft x 90ft / 51m x 27m

All weather outdoor arena with silica sand and rubber surface. Post and rail surrounds.

HORSE WALKER

Claydon 5 horse horse walker with covered sides and roof canopy.

LAND

In all the property amounts to around 14 acres of which around 12 acres is well fenced grazing and mowing paddocks.

The grassland is flat and is in good heart and is split into a number of useful paddocks bordered by post and rail, post and wire and hawthorn hedgerows.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land is not registered for any Government payment or 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. An adjoining property owner has a right of access over the driveway.

SPORTING, TIMBER & MINERAL RIGHTS

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

BOUNDARIES

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

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. 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 Judith Simpson. email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Private drainage. Oil central heating.
Council Tax:	House: Band F.
Business Rates:	Cottage: RV £1,625 (small business rate relief applies).
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 9BA
EPC:	See EPC enclosed.
Guide Price:	£1,200,000.
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

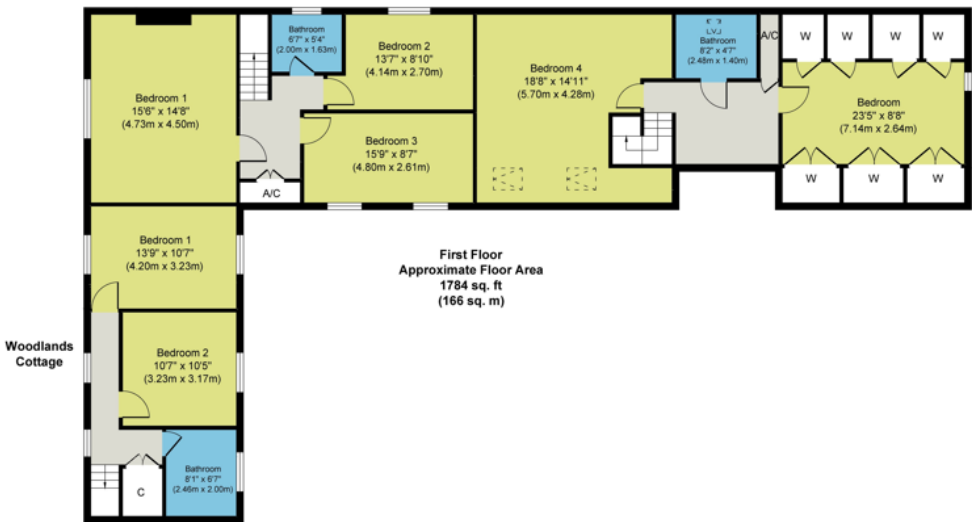
Details and photographs prepared May/June 2025

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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