



SPRING FARM

HAMBLETON, THIRSK, NORTH YORKSHIRE, YO7 2HB

CUNDALLS

EST 1860



SPRING FARM HAMBLETON THIRSK NORTH YORKSHIRE

Helmsley 7 miles, Thirsk 7 miles, York 30 miles (All distances approximates)

A SUPERB RENOVATED AND EXTENDED COUNTRY HOUSE & COTTAGE WITH STABLES, BARN AND LAND

“Spring Farm is a first-class family five-bedroom home in lovely mature gardens and ground together with two-bedroom cottage, land and stables within 7.9 acres situated in an accessible rural position approximately mid-way between Thirsk and Helmsley”

- **House:** A superb period house with a sympathetic high-quality conversion into an adjoining range of buildings providing over 3,500 sq.ft of well-presented living accommodation.
The property comprises: Entrance Hall, Cloakroom, Snug, Sitting Room, Dining/Family Room, Open Plan Dining Kitchen, Pantry, Utility Room, W.C. and Boot Room. There is also a west wing/annexe with Study/Gym and Bedroom with en-suite.
To the first floor is a Master Bedroom with en-suite, Bedroom & Bathroom. To the second floor are two further Bedrooms and W.C.
Externally the house has lovely mature landscaped gardens and grounds to all sides, with garage/workshop.
- **Cottage:** A self-contained two-bedroom cottage currently operated as a holiday let having potential to re-incorporate into the main house.
- **Buildings / Equestrian Facilities:** The property has good quality equestrian facilities including stable block with loose boxes, tack room, stores, workshop and outside exercise / lunging area. There is immediate access to post and rail grazing paddocks.
- **Land:** In all approximately 7.9 acres, comprising grazing and mowing land.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,395,000

DESCRIPTION

Spring Farm is a first class modernised and extended country house with cottage and equestrian facilities situated in a peaceful rural location between Helmsley and Thirsk. The property includes a five-bedroom remodelled and renovated former farmhouse in lovely, landscaped gardens, two-bedroom cottage, stables and grazing paddocks in all amounting to around 7.9 acres.

The residential accommodation was extensively remodelled around 20 years ago to a very high standard, creating an exceptionally versatile property of around 4,000sq.ft. The original stone and slate farmhouse stands at the centre with a pair of single storey wings situated on either side. The east wing provides a comfortable two-bedroom holiday cottage, and the west wing is currently used as an office/gym with fifth bedroom and en-suite. Spring Farm offers a remarkable level of flexibility, being able to effortlessly accommodate buyers looking for a large family home, income potential or the opportunity to create a multi-generational property.

The main house has an especially easy flow of accommodation, well suited for families today and in brief comprises the following: entrance hallway with cloakroom, south facing sitting room with wood burning stove, cosy snug, large living and dining room with vaulted ceiling and French doors out to the south facing terrace, farmhouse dining kitchen with granite topped units, separate pantry, utility boot and cloakrooms. There is a suite of rooms which include a large office with gym, bedroom and en-suite to the ground floor and could easily be separated off as an annexe with independent access. There are four further bedrooms arranged over the top two floors, one with an en-suite and both a main house bathroom and cloakroom.

Spring Farm Cottage forms the east wing and has a separate driveway, parking and garden area, ensuring plenty of privacy. Well presented to a high standard throughout the cottage provides a living dining kitchen, two double bedrooms and house bathroom.

Externally there are well managed gardens surrounding the property to three sides, largely laid to lawn including a managed wild garden area, mature shrubs and trees and two separate south facing terraces which all enjoy an open, sheltered aspect.

The property also has the benefit of buildings and land, situated within 7.9 acres and including equestrian facilities, which includes grazing paddocks and mowing land together with stables, stores and tack rooms and outdoor exercise / lunging area.

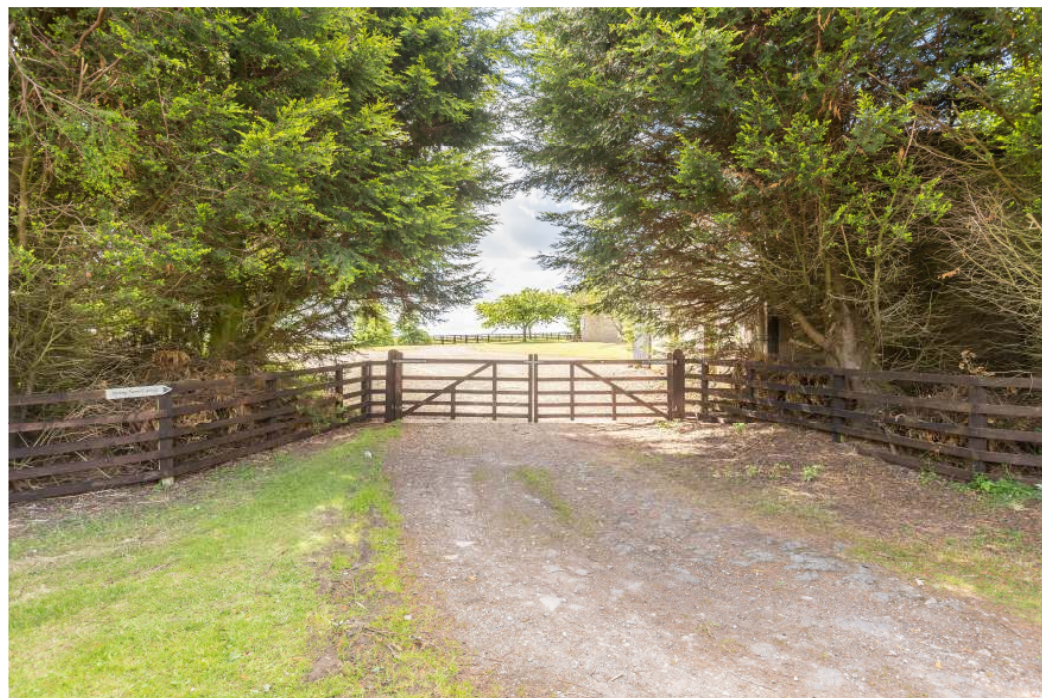
LOCATION

The property is situated in a rural position in open countryside in an area known as Hambleton, a scattered hamlet near Sutton Bank, approximately equidistant to Thirsk and Helmsley.

Thirsk is approximately 7 miles to the West and includes primary and secondary schools, shops, doctors' surgery, library and train station with direct service to York and London.

Further amenities are available in Helmsley, an attractive market town situated on the Southern fringe of the North York Moors National Park and providing a wide range of shops, hostelrys and restaurants. Outstanding comprehensive schools are available at Nawton and Easingwold.

The property is situated approximately 30 miles from the historic City of York is situated within which provides a wide range of services and amenities including a main line train station to London's Kings Cross and Edinburgh Waverley (London within 2 hours)



HOUSE

An attractive former farmhouse, that was sympathetically extended and modernised around 20 years ago by amalgamating and extending into adjoining traditional buildings.

The property now comprises a modern country house providing spacious five-bedroom accommodation which is presented to an excellent standard.



ENTRANCE HALL

Solid oak front door with inset glazed pane. Windows to the front and both sides. Quarry tiled floor. Radiator. Television point.

CLOAKROOM

Low flush WC. Pedestal wash hand basin. Corner sink unit. Recessed lights. Extractor fan. Underfloor heating manifold.

SNUG

4.10 m (13'5") x 3.30 m (10'10")

Sash window. Beamed ceiling. Original dressed stone fireplace housing the electric meter cupboard. Picture light.

INNER HALL

Oak return stairs to the first floor with understairs fitted cupboard. Beamed ceiling. Picture light. Oak double doors to the sitting room.

SITTING ROOM

8.70 m (28'7") x 3.60 m (11'10")

An elegant main reception room with a pair of sash windows to the rear with window seats. French windows to the rear. Window to the side. Cast iron wood burning stove set a granite surround and timber mantel. Television point. Beamed ceiling.

DINING ROOM

6.10 m (20'0") x 4.40 m (14'5")

A large and lofty room with vaulted ceiling showcasing exposed beams. French doors opening out to the stone flagged terrace. Oak bookshelves. Picture lights. Slate flooring. Pair of windows to the front. Wall lights.

KITCHEN

9.10 m (29'10") x 4.40 m (14'5")

Shaker style kitchen cabinetry with granite worktops incorporating the Belfast sink with mixer tap. Separate granite topped island with inset sink and breakfast bar seating. Glass fronted display cabinets. Cream oil fired Aga range oven. Integrated AEG electric oven with four ring induction hob. vaulted ceiling showcasing exposed beams. Pair of oak and glass stable doors to the front and rear. Slate flooring. Washing machine point. Windows front and rear. Velux roof lights to the rear. Dining area. Television point.

PANTRY

Slate flooring. Fitted shelving.

BACK HALL / BOOTROOM

Slate floor. Fitted shelving. Recessed ceiling lights. Stable door out to the side.

UTILITY ROOM

Range of fitted base units incorporating stainless steel sink unit. Linen storage cupboard. Floor standing Grant oil central heating boiler. Washing machine point. Fuses. Slate floor. Window to the side. Housekeepers' cupboard.

CLOAKROOM

1.80 m (5'11") x 1.10 m (3'7")

Low flush WC. Wash hand basin. Window. Slate floor. Recessed ceiling lights.

FIRST FLOOR

GALLERIED LANDING

Yorkshire sliding sash window. Radiator. Picture lights. Stairs to the second floor with understairs fitted cupboard.

BEDROOM ONE + EN-SUITE BATHROOM

4.50 m (14'9") x 3.60 m (11'10") + 3.30 m (10'10") x 2.20 m (7'3")

Sash window to the rear. Radiator. Walk in fitted wardrobe with hanging rails and shelving. Bath. Separate walk-in shower with rainhead shower head. Low flush WC. Pair of cantilever wash hand basins set on a tile topped unit. Natural stone tiled walls. Tiled floor. Chrome heated ladder towel rail. Yorkshire sliding sash window to the front. Extractor fan. Electric light and shaver point.

BEDROOM TWO

3.60 m (11'10") x 3.30 m (10'10")

Sash window to the rear. Radiator.

BATHROOM

3.30 m (10'10") x 1.70 m (5'7")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Natural stone tiled walls. Travertine tiled floor. Chrome heated ladder towel rail. Extractor fan. Electric light and shaver point. Recessed ceiling lights.

SECOND FLOOR

Airing cupboard housing hot water cylinder.

BEDROOM THREE

4.60 m (15'1") x 4.30 m (14'1")

Pair of conservation roof lights to the rear. Radiator. Recessed lights.

BEDROOM FOUR

4.30 m (14'1") x 3.20 m (10'6")

conservation roof light to the rear. Radiator. Recessed lights.

CLOAKROOM

1.40 m (4'7") x 1.20 m (3'11")

Low flush WC. Wash hand basin. Extractor fan. Recessed ceiling lights.

WEST WING

ENTRANCE HALL

Oak front door. Quarry tiled floor. Casement window to the front. Recessed ceiling lights.

STUDY/GYM

6.10 m (20'0") x 4.70 m (15'5")

Would lend itself well to create an open plan living, dining kitchen. Patio doors to the front. Pair of doors to the side. Wood laminate flooring. Pair of radiators. Recessed ceiling lights. Fitted storage cupboard. Loft inspection hatch. Boiler cupboard housing Worcester oil fired central heating boiler and hot water cylinder

BEDROOM FIVE

4.70 m (15'5") x 3.10 m (10'2")

Pair of Yorkshire sliding sash windows to the front and side. Radiator. Telephone point. Television point.

EN-SUITE BATHROOM

3.30 m (10'10") x 1.70 m (5'7")

Bath with shower overhead. Low flush WC. Pedestal wash hand basin. Natural stone tiling to part. Tiled floor. Chrome heated ladder towel rail. Yorkshire sliding sash window to the side. Extractor fan. Electric light and shaver point.



HOLIDAY COTTAGE / ANNEXE

The cottage is situated to the immediate north east of the property, situated with an east wing and benefiting from separate vehicular access and parking area.

The property has been utilised as a successful holiday let and is capable of generating a good annual income.

The accommodation comprises:

HALL

Panelled door with inset glazed pane. Slate tiled floor. Window to the side.

OPEN PLAN LIVING DINING ROOM

5.00 m (16'5") x 3.50 m (11'6")

Slate tiled floor. Vaulted ceiling with exposed beams. Yorkshire sliding sash window. Television point. Picture light. Open through to the Kitchen

KITCHEN

2.30 m (7'7") x 1.80 m (5'11")

Granite topped base and wall units incorporating stainless steel sink unit. Integrated electric oven and hob. Slate tiled floor. Washing machine point. Extractor fan. Recessed ceiling lights.

BEDROOM ONE

5.00 m (16'5") x 2.90 m (9'6")

Yorkshire sliding sash windows to two sides. Television point.

BEDROOM TWO

3.70 m (12'2") x 2.40 m (7'10")

Yorkshire sliding sash window. Television point.

BATHROOM

2.30 m (7'7") x 1.80 m (5'11")

Bath with shower overhead. Pedestal wash hand basin. Low flush WC. Natural tiled walls to part. Electric shaver point. Tiled floor. recessed ceiling lights.



LAND & BUILDINGS

In all, the property amounts to around 7.9 acres of which around 6.4 acres is grazing land, comprising well fenced grazing / mowing paddocks.

The land is relatively flat and free draining and provides good quality grazing land currently split into three paddocks with post and rail and post and wire fencing.

The yard and buildings have the benefit of a separate access and yard area to the house.

The buildings benefit from electric and water supplies and comprise as follows:

STABLE BUILDING / WORKSHOP

27.00 m (88'7") x 11.70 m (33'5")

A timber framed building comprising a main covered stable area and concrete floor, comprising; three loose boxes, open stall/foaling box, tack room and feed store.

There is also a workshop area with electric light and power, swing door to the outside concrete floor.

GENERAL PURPOSE BUILDING

27.00 m (88'7") x 11.70 m (36'5")

Situated adjoining to the north and with sliding doors to the front/west a large general purpose storage building with concrete floor. Electric light and power.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land is not registered for the RPA BPS and is not within 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. We are not aware of any bridleways or footpaths that cross the land. The property is accessed off the A170 onto a shared access road which then leads to a private driveway serving the property.

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. Interested parties should inform the agents of their interest or if you have specific queries, please contact either Tom Watson FRICS, Andrew Wood on 01653 697 820 or Judith Simpson on 01751 472 766. email: tom.watson@cundalls.co.uk / andrew.wood@cundalls.co.uk or judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Private drainage. Oil fired central heating. Broadband is circa 15-20mb.

Council Tax: House: Band H

Business Rates: Cottage: £1,350 (*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 prior appointment with the agent's office in Malton, 01653 697820

Postcode: YO7 2HB.

EPC: Spring Farm: D60. Spring Farm Cottage: C71.

Guide Price: £1,395,000.

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 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.





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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