



LONG MEADOW FARM
EVERINGHAM, NEAR YORK

Cundalls



LONG MEADOW FARM BLAMIRE LANE, EVERINGHAM YORK

Pocklington 4 miles, Market Weighton 5 ½ miles, York 15 miles, Beverley 17 miles
Distances Approximate

A SUPERB LIFESTYLE PROPERTY SET WITHIN OPEN COUNTRYSIDE & CONSISTING OF A BEAUTIFULLY RENOVATED & EXTENDED FOUR-BEDROOM HOUSE WITH A SUCCESSFUL GLAMPING BUSINESS, COMMERCIAL TEA ROOM, WOODLAND, OUTBUILDINGS, STABLING, MÉNAGE & RAILED PADDOCKS. IN ALL APPROXIMATELY 8.4 ACRES.

THE HOUSE: ENTRANCE HALL – GUEST CLOAKROOM – BOOT ROOM – OPEN-PLAN DINING / KITCHEN / LIVING ROOM – PANTRY
UTILITY ROOM – INNER HALL – SITTING ROOM – STUDY
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – THREE FURTHER BEDROOMS – HOUSE BATHROOM
EXTENSIVE GARDENS – AMPLE PARKING

COMMERCIAL / GLAMPING: SHEPHERD'S HUT – GYPSY WAGON – COMMERCIAL TEA ROOM
CATERING KITCHEN – CUSTOMER TOILETS & CAR PARK

LAND & EQUESTRIAN: GOOD QUALITY RAILED PADDOCKS – NEWLY BUILT MÉNAGE & STABLE BLOCK
HAY STORE – BARN – WOODLAND SHELTER BELTS

GUIDE PRICE £1,650,000

DESCRIPTION

This unique, lifestyle property is peacefully situated within open countryside approximately 4 miles east of Pocklington and set within a wonderful eight-and-a-half-acre plot. It offers wide ranging appeal, consisting of a beautifully extended and refurbished, 2,500sq.ft four-bedroom house surrounded by landscaped gardens; two highly successful glamping units consisting of a shepherd's hut and gypsy wagon, a commercial tearoom with catering kitchen, customer toilets and carpark; first rate equestrian facilities including railed paddocks, substantial stable block and all-weather ménage. Along with a useful range of other outbuildings, the property offers considerable scope for further expansion, including planning permission for two further holiday units.

Over the last 7 years, the current owners have made considerable improvements to the house, comprehensively refurbishing it throughout, including replacement double-glazed flush fitting windows, adding a substantial extension and reconfiguring its layout, resulting in a highly appealing home of some considerable style. It is a house built for entertaining and enjoys a terrific layout, the heart of which is a huge, open-plan dining/kitchen/living space with bi-fold doors opening straight onto the garden. In brief its accommodation briefly comprises entrance hall, guest cloakroom, boot room, open-plan dining/kitchen/living room, pantry, utility room, inner hall, sitting room and study. Upstairs four bedrooms and a house bathroom lead off a galleried landing, the master bedroom having a walk-in wardrobe and en-suite shower room.

Some superb equestrian facilities have been developed alongside the property, which include five post and railed paddocks, a 45m x 30m ménage, a high-quality stable block with five good-sized loose boxes, and a separate hay store and tack room. Mature belts of woodland are positioned along the western and northern boundaries and are stocked with a variety of native species as well as numerous spring bulbs.

Alongside their home, the current owners have run a highly successful holiday rental and tourism-based business, known as the Ginger Cow Company. This is made up of a pair of unique holiday lets, namely a fully equipped shepherd's hut and a gypsy wagon. Both are privately situated, come with their own garden areas and are complete with hot tubs. The second portion of this enterprise is a fully equipped tearoom with commercial kitchen, customer toilets and dedicated carpark. Currently they operate both an outside catering business, alongside events at the tearoom itself, as well as their sell-out 'Highland Cattle Afternoon Tea Experience'. This generates a healthy income with significant potential to expand further, if desired.

LOCATION

Long Meadow Farm enjoys a rural position around 1 mile from the pretty village of Everingham, along a quiet country lane, linking with nearby Hayton. It sits within open countryside, inside the Vale of York and enjoys views towards the Yorkshire Wolds. The A1079 is easily accessible, providing convenient access to the nearby market towns of Pocklington and Market Weighton (4 and 5 ½ miles respectively); the City of York is also within a short drive.

ACCOMMODATION

ENTRANCE HALL

Central, handmade hardwood feature glazed front door, flanked by full-length casement windows. Vaulted ceiling. Tiled floor. Heritage radiator.



GUEST CLOAKROOM

1.9m x 1.2m (6'3" x 3'11")

Low flush WC and wash basin. Tiled floor. Extractor fan. Heritage radiator/towel rail.

BOOT ROOM

4.0m x 3.4m (max) (13'1" x 11'2")

Tiled floor. Casement window and door to the side. Heritage radiator.

OPEN-PLAN DINING / KITCHEN / LIVING ROOM

10.0m x 4.0m (32'10" x 13'1"), plus 4.3m x 3.7m (14'1" x 12'2")

Range of hand painted, solid wood kitchen cabinets with oak dovetail drawers, quartz work surfaces and oak breakfast bar. Four oven gas fired AGA with two ring gas hob companion and extractor hood above. Double bowl Belfast sink unit. Integrated electric fan-assisted oven, dishwasher and wine rack. Large skylight, casement window and aluminium bi-fold doors opening onto the garden. Tiled floor with underfloor heating. Television point. Heritage radiator.

PANTRY

3.9m x 1.4m (12'10" x 4'7")

Tiled floor.

UTILITY ROOM

4.0m x 2.1m (13'1" x 6'11")

Range of kitchen cabinets incorporating a single drainer ceramic sink unit. Automatic washing machine point. Space for a tumble dryer. Tiled floor. Extractor fan. Casement window. Heritage radiator.



INNER HALL

3.3m x 3.1m (10'10" x 10'2")

Return staircase to the first floor. Wall light point. Telephone point. French doors to the rear garden. Heritage radiator.

SITTING ROOM

7.1m (into bay) x 3.9m (23'4" x 12'10")

A triple aspect room with bay window, two casement windows and French doors opening onto the garden. Cast iron woodburning stove set on a granite hearth with oak mantel. Exposed beams. Four wall light points. Television point. Two radiators.



STUDY

3.2m x 3.1m (10'6" x 10'2")

Open fire with reclaimed period surround. Casement window. Heritage radiator.

FIRST FLOOR

GALLERIED LANDING

Loft hatch. Casement window.

BEDROOM ONE

4.0m x 3.9m (13'1" x 12'10")

Pocket doors on either side of one wall lead to a walk-in wardrobe/dressing room. Two wall light points. Two casement windows. Heritage radiator.



WALK-IN WARDROBE / DRESSING ROOM

3.9m x 1.3m (12'10" x 4'3")

Range of fitted wardrobes. Casement window.

EN-SUITE SHOWER ROOM

2.8m x 2.4m (9'2" x 7'10")

Matching suite comprising walk-in shower cubicle with thermostatic Aqualisa shower, wash basin in vanity unit and low flush WC. Extractor fan. Airing cupboard housing a pressurised hot water cylinder. Casement window. Heated towel rail.

BEDROOM TWO

4.4m x 3.9m (14'5" x 12'10")

Two casement windows. Heritage radiator.



BEDROOM THREE
 4.1m x 4.0m (min) (13'5" x 13'1")
 Two casement windows. Heritage radiator.

BEDROOM FOUR
 3.2m x 3.1m (10'6" x 10'2")
 Casement window. Radiator.

HOUSE BATHROOM
 3.9m x 2.1m (12'10" x 6'11")
 White suite comprising free-standing roll top bath, walk-in shower cubicle with thermostatic Aqualisa shower, wash basin and low flush WC. Extractor fan. Two casement windows. Heritage radiator/towel rail.



GARDENS & GROUNDS

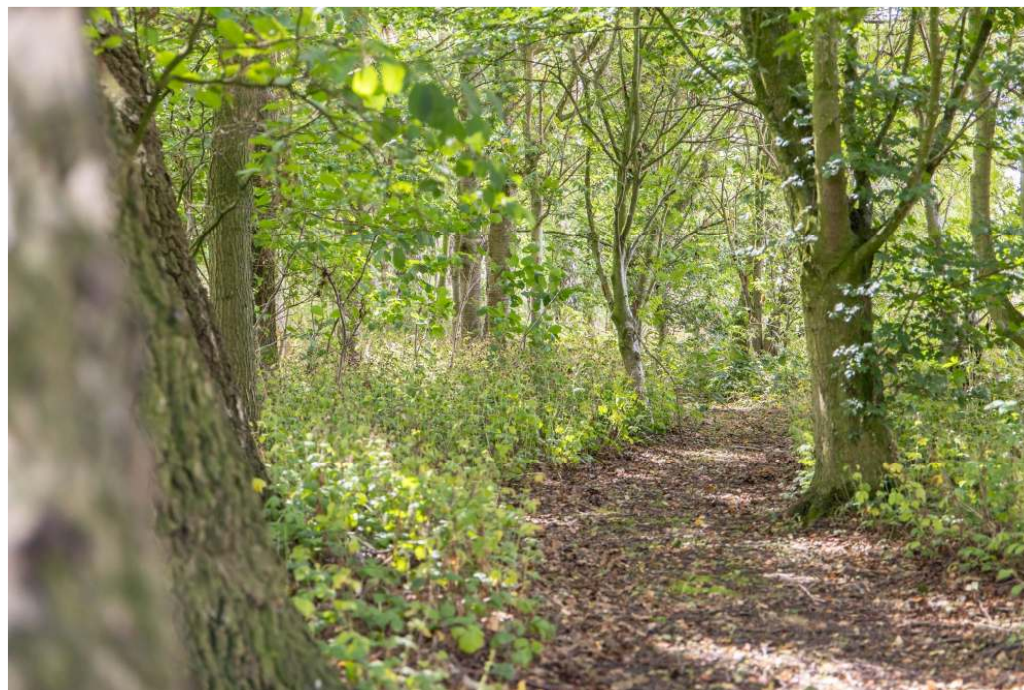
From the gated private driveway, a timber footbridge links to a gravelled path, leading front door. Formal gardens surround the house, with well manicured lawns, established shrubs, raised beds, pond, water fountain and a paved terrace with bbq and water feature. Elsewhere there are fig trees, mulberries, wild cherries, walnuts, elderberries, and a wide variety of fruit trees, including apple, pear, damson and plum.

The woodland, which flanks the garden to the north and west feature a variety of native species and are planted with a beautiful sequence of snowdrops, bluebells, daffodils & tulips.



OUTBUILDINGS, LAND & EQUESTRIAN FACILITIES

Five good quality paddocks sit on the eastern side of the property and feature post and rail boundaries. The land is free draining, with extensive land drains installed in 2019, during the current ownership. An all-weather ménage measures approximately 45m x 30m and has a combi-ride dual stabiliser fibre surface, which is made up of fibre, silica sand and rubber fleck mix, with drainage in place.



TIMBER FRAME BARN

13.8m x 6.7m (45'3" x 22'0")

Plus 9.1m x 6.6m (29'10" x 21'8") (with mezzanine floor providing extensive additional storage). Providing approximately 1,600sq.ft of useful storage. Timber frame construction with profile steel roof, profile steel cladding and concrete floor. Electric light and power. Double doors to the front and rear.

HAY STORE & TACK / FEED ROOM

7.2m x 3.5m (23'7" x 11'6")

STABLE BLOCK

With a total of five loose boxes, 3 measuring 5.4m x 3.7m (17'9" x 12'2") and two measuring 3.7m x 3.6m (12'2" x 11'10"), all opening out onto a covered apron.

GLAMPING

Two unique holiday lets form part of Long Meadow Farm. These have both proved to be extremely popular and consists of a luxury shepherd's hut and a gypsy wagon. Both are discretely positioned away from the house and from each other, having their own garden areas and hot tub. There is planning consent in place to construct a further two holiday lets, should a future owner want to expand this aspect of the property.

COMMERCIAL TEAROOM

A fully equipped tearoom extending to approximately 510sq.ft, currently providing 33 covers inside and a similar number outside, with full length glazing to two sides, a commercial kitchen and customer toilets. Currently run as a successful event space and outside catering company, but previously this was run as an award-winning tearoom on a more full-time basis, and there is further potential in this area.

THE TEAROOM

9.7m x 6.8m (31'10" x 22'4")

Full length windows to two sides and two sets of French doors to outside. Large, enclosed garden area and extensive customer parking, separate to the house.

COMMERCIAL KITCHEN

4.9m x 2.8m (16'1" x 9'2")

Stainless steel, full commercial kitchen with range of units incorporating three sinks, gas hob with extractor hood, two ovens and a dishwasher point.

CUSTOMER TOILETS

With two cubicles, each with low flush WC and wash basin, including accessible toilet and baby changing facilities.

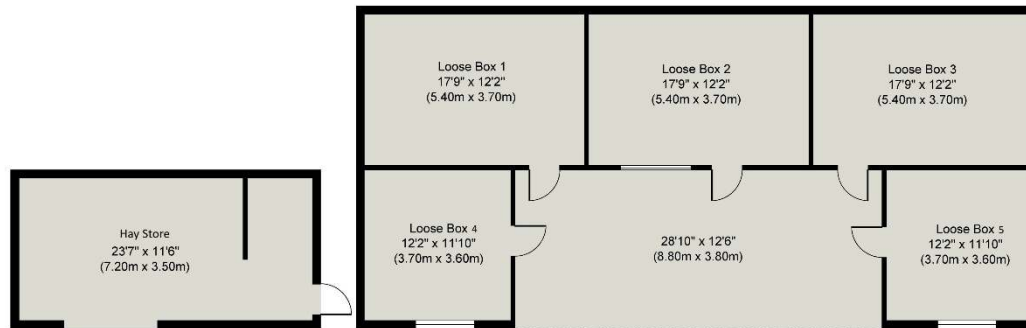


GENERAL INFORMATION

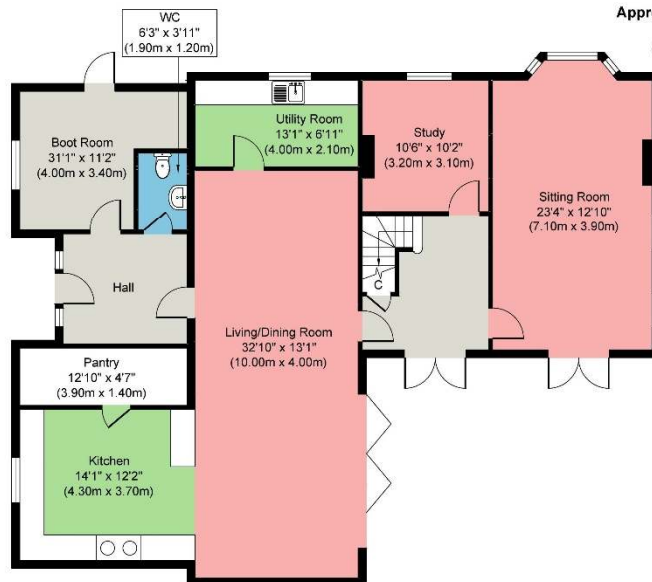
Services:	Mains water and electricity. Private drainage. LPG central heating. Photovoltaic solar panels are owned, and a feed-in-tariff scheme generate around £700 per annum, in addition to reducing energy use from the grid.
Council Tax:	Band: F (East Riding of Yorkshire Council).
Tenure:	We understand the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO42 4LQ.
EPC Rating:	Current: D57. Potential: A94.
Planning:	There is planning permission to erect a large garden room/hobby studio, which was granted in 2020 and will not lapse as work has been completed on the house as part of the same planning application. We understand that there is also permission for two additional holiday units (further details on request).
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



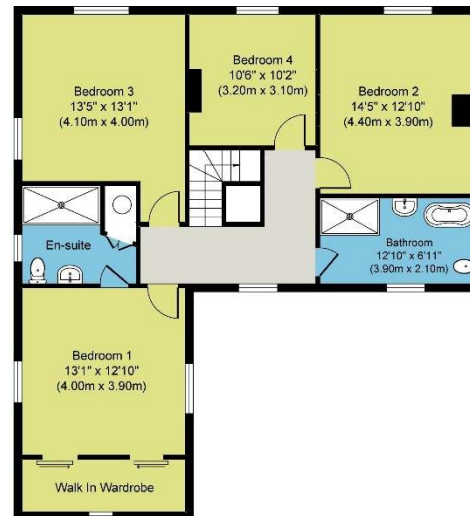
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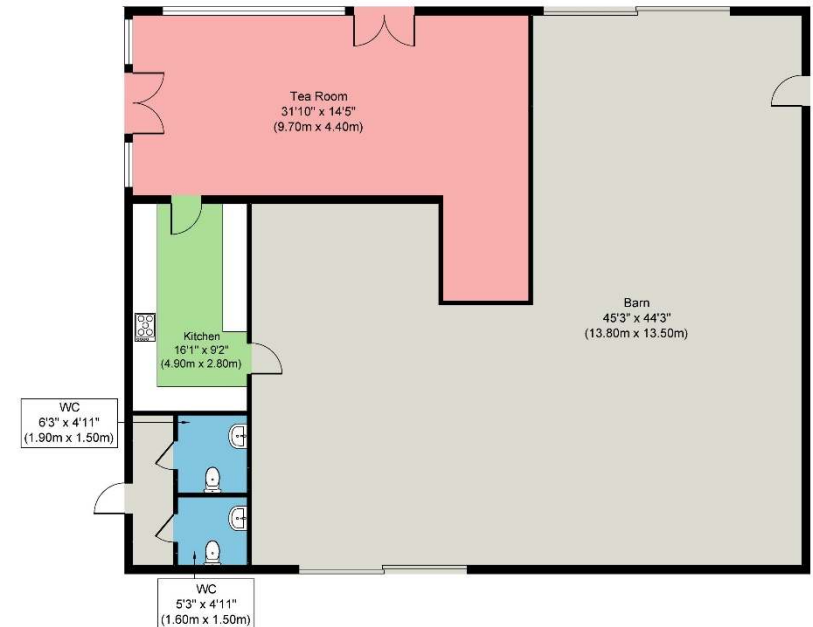
Outbuilding
Approximate Floor Area
1595 sq. ft
(148.20 sq. m)



Ground Floor
Approximate Floor Area
1558 sq. ft
(144.70 sq. m)



First Floor
Approximate Floor Area
1037 sq. ft
(96.32 sq. m)



Outbuilding
Approximate Floor Area
2383 sq. ft
(221.40 sq. m)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

