



WILLOW TREE FARM

THORNTON, MELBOURNE, YORK, EAST YORKSHIRE, YO42 4RJ

Cundalls



WILLOW TREE FARM

THORNTON, MELBOURNE
YORK
EAST YORKSHIRE

Allerthorpe 2 miles, Melbourne 2 miles, Pocklington 4 miles, York 15 miles, Hull 25 miles (All distances approximates)

AN IMMACULATE RESIDENTIAL AND EQUESTRIAN SMALLHOLDING

Willow Tree Farm is situated in an accessible, rural position between Allerthorpe and Melbourne at the foot of the Yorkshire Wolds. The property is impeccably presented and comprises a spacious 3 / 4 bedroom house, a superb range of buildings and stables, situated within 7 acres of land.

House: A detached house offering spacious accommodation with potential to further extend or provide annexe / ancillary accommodation. The accommodation comprises: Garden Lobby, Entrance Hall, Sitting Room, Dining Room/Bedroom, Snug/Bedroom, Bathroom, Kitchen, Dining Hall, Rear Hall, Utility Room, W.C. Study and Integral Double Garage. To the first floor are Two Bedrooms, Store and a Bathroom. Outside are landscaped private gardens, including mature herbaceous borders, extensive lawns with summer house and a pleasant orchard area.

Buildings: A range of relatively modern buildings providing over 11,000sq.ft of floorspace in a large yard area with electric and water supplies. The buildings have the option of a separate vehicular access and are utilised for stables, livestock housing, produce, workshop and machinery stores.

Land: The property is situated in a lovely ring-fence, in all amounting to around 7 acres comprising productive grazing and hay meadows.

FOR SALE BY PRIVATE TREATY

GUIDE PRICE: £650,000

DESCRIPTION / BACKGROUND

Willow Tree Farm is an immaculately presented residential and equestrian smallholding situated in a rural yet accessible position roughly equi-distant between the villages of Melbourne and Allerthorpe at the foot of the Yorkshire Wolds near Pocklington in the Vale of York.

Since purchasing the property around ten years ago, the current vendors have improved and modernised the property which now comprises a superbly presented and well-equipped smallholding, ideal for those with equestrian or smallholding interests.

The living accommodation is situated in an attractively presented and surprisingly spacious 3 / 4 bedroom property which has the potential to further amalgamate and develop the accommodation into possible annex accommodation within the integral double garage. In basic summary the property is a well presented and well-proportioned house, comprising as follows: utility hall, kitchen, rear hall, utility room, WC, office, integral double garage, entrance hall, bathroom, dining room/bedroom, living room, study/bedroom and garden room. To the first floor are two further double bedrooms and a bathroom.

The property benefits from a substantial range of buildings providing over 11,000ft² of accommodation and comprising stabling, livestock buildings, storage and workshop facilities. Please note the buildings may have some development potential under Class Q GDPO planning rights subject to consents.

In all the property is situated in around 7 acres, of which approximately 6 acres comprises free draining, level grassland being a sandy loam suitable for all year round grazing.

LOCATION

The property is located in a rural position in open countryside yet is within only 4 miles of Pocklington and the A1079 road network which links the cities of York and Hull.

The nearby villages of Allerthorpe and Melbourne provide a good range of services including primary school, public houses/restaurant and village store post office. There is also a golf course and Lakeland park within a mile of the property.

The market town of Pocklington provides a further range of services and amenities including primary and secondary schools, shops, restaurants, supermarket, sporting and leisure facilities.

The historic City of York is within 15 miles and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.



HOUSE

The residential accommodation at the property is situated within a traditional house constructed of red brick under a pitched tile roof with UPVC double glazed windows and LPG central heating. The house has been fully upgraded and modernised by the current owners and provides well proportioned living accommodation.

The house is accessed off an attractive private gravel driveway with ample parking and turning and bordered by mature cherry trees and extensive lawned gardens with mature herbaceous borders.

The property could be quite easily extended to make an even larger house, or create ancillary/annexe accommodation subject to consents.



The accommodation comprises the following

GARDEN ROOM / ENTRANCE LOBBY

2.77m (9' 1") x 1.59m (5' 3")

Used as a garden room / sun room by the current vendors, an entrance lobby has a tiled floor and uPVC entrance door and leads into the entrance hall.

ENTRANCE HALL

5.61m x 1.8m

Balustrade staircase leads to the first floor, radiator, power points, telephone point and central heating thermostat control panel.

LIVING ROOM 6.09m (20' 0") x 4.54m (14' 11")

Multi fuel stove with limestone fireplace and hearth, ceiling coving, two radiators, telephone point, TV point and power points. Window to front aspect overlooking front garden.

SNUG / BEDROOM 4.55m (14' 11") x 3.93m (12' 11")

Ceiling coving, radiator, power points, TV point and telephone point. Window to front aspect.

DINING ROOM/BEDROOM 3.92m (12' 10") x 3.64m (11' 11")

Ceiling coving, radiator and power points. Window to side aspect overlooking the orchard.

BATHROOM 2.97m (9' 9") x 1.74m (5' 9")

Modern white suite comprising curved shower bath with Aqualisa electric power shower over and curved shower screen, vanity unit with hand basin and low flush WC, shaver point, extractor fan, chrome ladder style radiator, Travertine effect tiled floor and fully tiled walls.

KITCHEN 4.87m (16' 0") x 2.88m (9' 5")

Modern range of country style fitted wall and base units incorporating larder style pull out cupboards and carousel cupboards, solid beech butchers block style work top with inset butler style Belfast sink unit, half glazed display dresser with storage under, integral appliances include fridge and dishwasher, space for range cooker with stainless steel extractor hood over, mosaic Travertine splash back tiles, power points, radiator and Travertine effect tiled floor. Open through to rear entrance/sun room. Window to side and rear aspect. Ceiling Coving.



SUNROOM / REAR DINING HALL 6.38m (20' 11") x 1.62m (5' 4")

A light and airy dining hall linked to the kitchen. Travertine effect tiled floor continuing from the kitchen with door through to side entrance hall. Power, lighting and Radiator.

INNER HALLWAY 3.06m (10' 0") x 1.45m (4' 9")

Having doors lead off to the cloakroom, utility room and study and travertine effect tiled floor. Window to side aspect. Ceiling Coving.

CLOAKROOM 2.04m (6' 8") x 1.24m (4' 1")

Comprising low level WC, hand basin with mosaic travertine tiled splash back, travertine effect tiled floor. Ceiling Coving.

UTILITY ROOM 3.08m (10' 1") + door access x 2.32m (7' 7")

Good quality utility room with fitted base units in the same style as the kitchen units, beech effect work surfaces with larger than usual inset stainless steel sink unit, plumbed for automatic dishwasher and space for tumble dryer, power points, mosaic travertine splash back tiles, travertine effect tiled floor and recessed ceiling spot lights. Ceiling Coving. Loft access.

STUDY 3.84m (12' 7") x 2.36m (7' 9")

Telephone point, power points, travertine effect tiled floor, courtesy door into integral garage and door through to boot room.

STORE

2.38m (7' 10") x 1.18m (3' 10")
Travertine effect tiled floor.

FIRST FLOOR**LANDING**

Having power points and doors leading off to the two first floor bedrooms. Telephone point.

BEDROOM 6.11m (20' 1") x 3.48m (11' 5")

A lovely large double aspect room. TV point, power points, radiator, storage to eaves, cupboard wardrobe with hanging rail, walk in wardrobe with screened off central heating boiler, access to loft space. Access to eaves storage. Telephone point.

BEDROOM 4.23m (13' 11") x 3.95m (13' 0")

Another large double bedroom with TV point, power points and radiator. Window to side aspect.

BATHROOM 3.66m (12' 0") x 1.56m (5' 1")

Modern bathroom with a panelled bath with mixer taps and shower attachment, mosaic travertine tiled splash backs, low level WC, pedestal hand basin, shaver point, access to good sized eaves storage.

**OUTSIDE**

The property is accessed off a council maintained road onto a private gravel drive which provides access to the house and yard and buildings area.

The gardens are a real feature of the property with large mature lawned gardens wrapping around the house to all sides interspersed with mature shrubs and mixed herbaceous borders. There is also the benefit of an attractive timber summer house.

There is an orchard paddock with a variety of fruit trees including apple, pear, plum, peach and cherry.

INTEGRAL DOUBLE GARAGE 5.85m (19' 2") x 5.44m (17' 10")

Double garage with up and over doors, power, lighting and access to loft space.

BUILDINGS

Located to the north of the house and gardens, is a large range of buildings with the benefit of a separate private access from the east.

There is a large yard area which comprises an area of hardstanding and stock handling facilities with direct access into the paddocks.

The buildings provide stabling, livestock housing, workshop, machinery and produce storage amounting to over 11,000sq.ft and comprise the following:

STABLE BUILDING / GENERAL PURPOSE 18.00m (59' 1") x 17.20m (56' 5")

A concrete portal frame building with 6 Loddon stables including a foaling box/ Electric power, lighting and water. There is a tack room attached with a further mezzanine store room.

POWER HOUSE 3.13m (10' 3") x 1.98m (6' 6")

Block walled building with lighting and electric.

FOUR BAY GENERAL PURPOSE BUILDING 19.50m (64' 0") x 8.50m (27' 11")

Portal concrete frame building with part open fronted storage and part block walled with Yorkshire boarding above. Part concrete floor. Electric power, lighting and water

WORKSHOP / STORE 15.00m (49' 3") x 7.50m (24' 7")

Housing former pig units with workshop area, power and lighting. The workshop leads out onto a hard standing area. Water supply.

FORMER PIGGERY 9.90m (32' 6") x 3.65m (12' 0")

Four bay monopitch frame building with block walls and Yorkshire boarding. Could be used as storage or to house animals. Lighting.

FORMER POULTRY SHED 42.97m (141' 0") x 13.71m (45' 0")

A substantial timber framed former poultry shed with concrete floor. Providing storage and livestock housing.



LAND

In all the property is situated in around 7 acres, of which approximately 6 acres comprises free draining, level grassland being a sandy loam suitable for year round grazing.

The land is situated into eight grazing paddocks which are well fenced and benefit from water supplies.

The land is situated in a ring fence and has excellent access to the buildings and yard area.

The property also has the benefit of two separate access points, one leading into the house and gardens and the secondary access direct to the land and buildings.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not in 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. No footpaths or bridleways cross the land.

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.

SPORTING, TIMBER & MINERAL RIGHTS

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

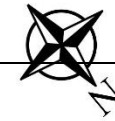
METHOD OF SALE

The property is being offered for sale by private treaty as a whole. For those with queries please contact Tom Watson on 01653 697 820 or email: tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, LPG central heating, septic tank drainage and water supply.
Council Tax:	Band D.
Planning:	East Riding of Yorkshire County Council Tel: 01482 393 939
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode:	YO42 4RJ
EPC:	Please see enclosed.





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. 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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NOTICE

Details and photographs prepared July 2020.

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 bought 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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15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk



