



**BADGER BANK
WESTOW, YORK**

Cundalls



BADGER BANK WESTOW YORK

Malton 6 miles, York 14 miles, Leeds 40 miles
Distances Approximate

**A CONTEMPORARY COUNTRY HOUSE WITH EXCELLENT ECO-CREDENTIALS
OCCUPYING A STUNNING 3.5 ACRES SITE TOGETHER WITH DERELICT COTTAGE & 1,300FT² WORKSHOP
SET WITHIN THE HOWARDIAN HILLS AREA OF OUTSTANDING NATURAL BEAUTY.**

DINING HALL – LIVING ROOM – ATRIUM – KITCHEN – UTILITY ROOM – CLOAKROOM – BASEMENT KITCHEN
MASTER BEDROOM – EN-SUITE DRESSING ROOM & SHOWER ROOM – BEDROOM TWO – STUDY / BEDROOM THREE – HOUSE BATHROOM
UNDERFLOOR HEATING – DOUBLE-GLAZING
SUSTAINABLE, LOW IMPACT HOME WITH OFF-GRID POWER SUPPLY

DERELICT THREE BEDROOM COTTAGE WITH POTENTIAL (SUBJECT TO ANY NECESSARY CONSENTS)
1,300FT² TIMBER FRAME WORKSHOP

EXTENSIVE GARDENS, GROUNDS & PADDOCK LAND
SECLUDED LOCATION WITH BEAUTIFUL VIEWS

GUIDE PRICE £775,000

Badger Bank is a unique, contemporary residence occupying a superb 3.5 acre site between the villages of Westow and Kirkham Abbey. Designed by ecclesiastical Architect, Ronald Sims, the house is nestled into a hillside and enjoys a split-level floor plan with rooms that are flooded with natural light.

The design of the house is a response to its siting and has an appearance which is at once both traditional and contemporary. Constructed of local limestone under a blue slate roof, the property features a glass atrium to the rear elevation which fills the space with light and allows for uninterrupted views across its grounds and towards Badger Wood.

The project has been something of a labour of love, designed to create a low-impact, sustainable home which takes full advantage of its unique setting. Attention to detail is evident throughout the main house with the use of natural materials such as underfloor heated limestone floors, ash-panelled ceilings, solid ash internal doors and iroko external joinery.

Notable features within the house include heat recovery ventilation, underfloor heating and a central vacuum system. Windows are double-glazed and high levels of insulation have been incorporated within the build, resulting in an 'A' rated EPC. Badger Bank has the unusual advantage of being 'off-grid' having an alternative power source provided by PV solar panels (RHI generating around £1,800 per annum), wind turbine and battery storage.

As its name suggests, Badger Bank occupies a wonderful hillside position, with the 3.5 acre site creating a natural amphitheatre bound by mature, mixed woodland, attracting an abundance of wildlife, with deer regularly seen. There are various garden areas including mature shrubs, specimen trees, vegetable patch, orchard and lawn which blends seamlessly into the pastureland beyond.

In the northern corner of the site is a derelict cottage, constructed of stone under a slate roof. It has been unoccupied for over 15 years and is structurally unstable although may have potential to replace with an alternative dwelling, subject to securing any necessary consents. A 1,300sq.ft timber frame workshop also forms part of the property, and like the house enjoys excellent views.

The property is situated in a lovely rural position in open countryside, accessed off a private right of way between Westow and Kirkham Abbey.

Westow is an attractive conservation village set in pleasant countryside, in an area where the landscape of the Howardian Hills opens out into the rolling hills of the Yorkshire Wolds. The village benefits from a highly regarded pub and restaurant, The Blacksmith's Arms and has a well-supported cricket club. Badger Bank is discreetly positioned around half a mile west of the village, on the road leading to Kirkham with its famous abbey ruins.

The nearby market town of Malton, located some 6 miles north offers a good range of amenities and has, in recent years, gained a reputation as 'Yorkshire's Food Capital' with its high-profile food festivals, farmers market and artisan food producers. Malton railway station offers regular services to York from where London can be reached in less than 2 hours. York is easily accessible via the A64 and is approximately 14 miles south-west.



ACCOMMODATION

DINING HALL

5.8m x 3.9m (max) (19'0" x 12'10")

Vaulted ceiling with exposed roof trusses. Exposed stonework. Limestone floor.

INNER HALL

Limestone floor. Steps leading to the lower-level rooms.

KITCHEN

4.1m x 4.0m (max) (13'5" x 13'1")

Limestone floor. Three casement windows to the front. Fitted pantry/wine store. The kitchen is a blank canvas, ready for a purchaser to install their own choice of units.

UTILITY ROOM

3.1m x 2.0m (10'2" x 6'7")

Limestone floor. Door and casement window to the side. Stainless steel sink unit. Automatic washing machine point. Stainless steel wall unit.

CLOAKROOM

2.0m x 0.8m (6'7" x 2'7")

Philippe Starck wall-hung WC and wash basin. Limestone floor. Casement window to the side.

STUDY / BEDROOM THREE

4.9m x 3.8m (max) (16'1" x 12'6")

Limestone floor. Wall light. Two casement windows to the side. Custom-made bookcases, storage cupboards, cabinets and desk.

LIVING ROOM

6.0m x 4.0m (19'8" x 13'1")

Vaulted ceiling. Limestone floor. Five sets of full-length windows to the side and rear plus an additional casement window to the side.



ATRIUM

5.8m x 4.1m (19'0" x 13'5")

Vaulted, glazed roof with exposed trusses. Full-height glass wall overlooking the grounds. Steps leading down to a door onto the rear terrace and access to the basement kitchen. Limestone floor.

BASEMENT KITCHEN

6.1m x 4.0m (max) (20'0" x 13'1")

Quarry tile floor. Two casement windows and door to the rear. Stainless steel sink unit. Grant oil-fired central heating boiler. Plant room housing the hot water cylinder and vacuum collection point.

LOBBY

3.1m x 1.1m (10'2" x 3'7")

Limestone floor.

MASTER BEDROOM

4.4m x 4.1m (14'5" x 13'5")

Limestone floor. Two wall lights. Three casement windows to the rear and one to the side.



BEDROOM TWO

4.4m x 3.8m (max) (14'5" x 12'6")

Limestone floor. Wall light. Casement windows to the front and side. Loft hatch with pull-down ladder to boarded storage.



DRESSING ROOM

1.5m x 1.5m (4'11" x 4'11")

Limestone floor. Casement window to the rear.

EN-SUITE SHOWER ROOM

2.3m x 1.5m (7'7" x 4'11")

Part Philippe Starck white suite comprising: wall-hung wash basin, WC and double shower enclosure. Extractor fan. Limestone floor and tiled walls. Heated towel rail.

HOUSE BATHROOM

2.6m x 1.8m (8'6" x 5'11")

Philippe Starck white suite comprising: wall-hung wash basin, WC and bath with shower attachment. Casement window to the front. Extractor fan. Limestone floor and tiled walls. Heated towel rail.



GARDENS, GROUNDS & LAND

The total site area extends to approximately 3.5 acres and includes delightful gardens, which are part-terraced and feature lawn, shrub borders, vegetable plot, fruit orchard and poly tunnel. The gardens blend seamlessly into the pasture land below the house, bordered by mixed woodland, providing year-round colour and interest. A driveway leads past the house, leading to a good-sized parking area.

DERELICT COTTAGE

A detached cottage, constructed of stone under a slate roof, which has been unoccupied for over 15 years and is currently structurally unsound. Subject to securing the necessary consents there may well be potential to re-construct the cottage. Due to the condition of the cottage, an internal inspection is not available but we can advise that the accommodation consists of: living room, dining room, former kitchen, scullery and pantry, with three bedrooms and a former bathroom to the first floor.

TIMBER-FRAME WORKSHOP

16.9m x 7.2m (55'5" x 23'7")

Divided internally into four rooms. The building is constructed of timber under a felt roof and started life as a classroom before being transported to Badger Bank.

STONE & PANTILE OUTBUILDING

Serves as a plant room, housing a back-up oil generator, battery storage and controls for the PV solar panels and wind turbine.

GENERAL INFORMATION

Services: Mains water. Private electricity supply. Septic tank drainage.

Council Tax: Band: F (Ryedale District Council).

Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.

Note: Please note that any garden ornaments and statuary are specifically excluded from the sale.

Sporting: Sporting rights are held by a third party, but have never been exercised during the vendors ownership (30 plus years).

Post Code: YO60 7LG

Viewing: Strictly by the Agent's office in Malton. 01653 697 820.





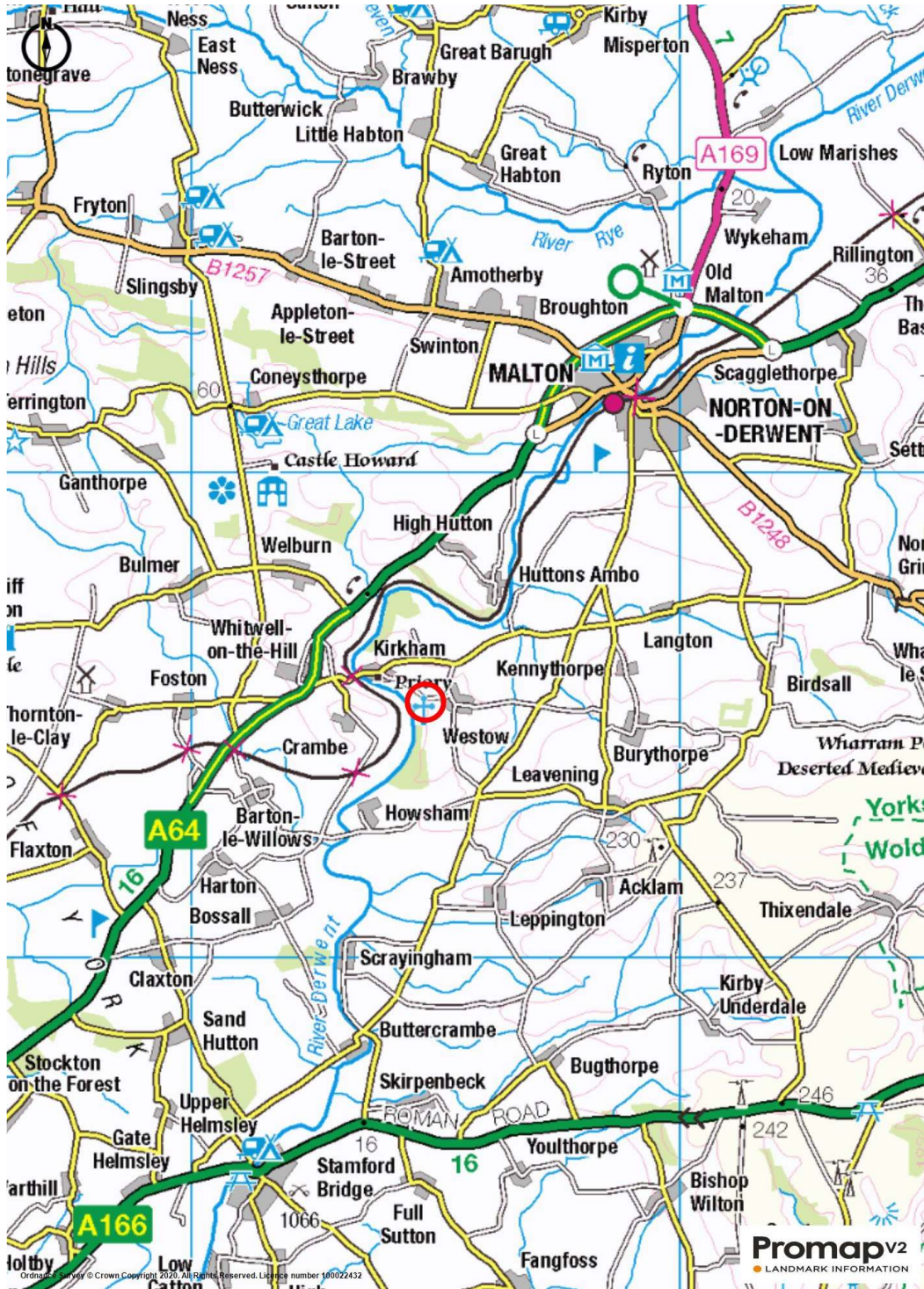
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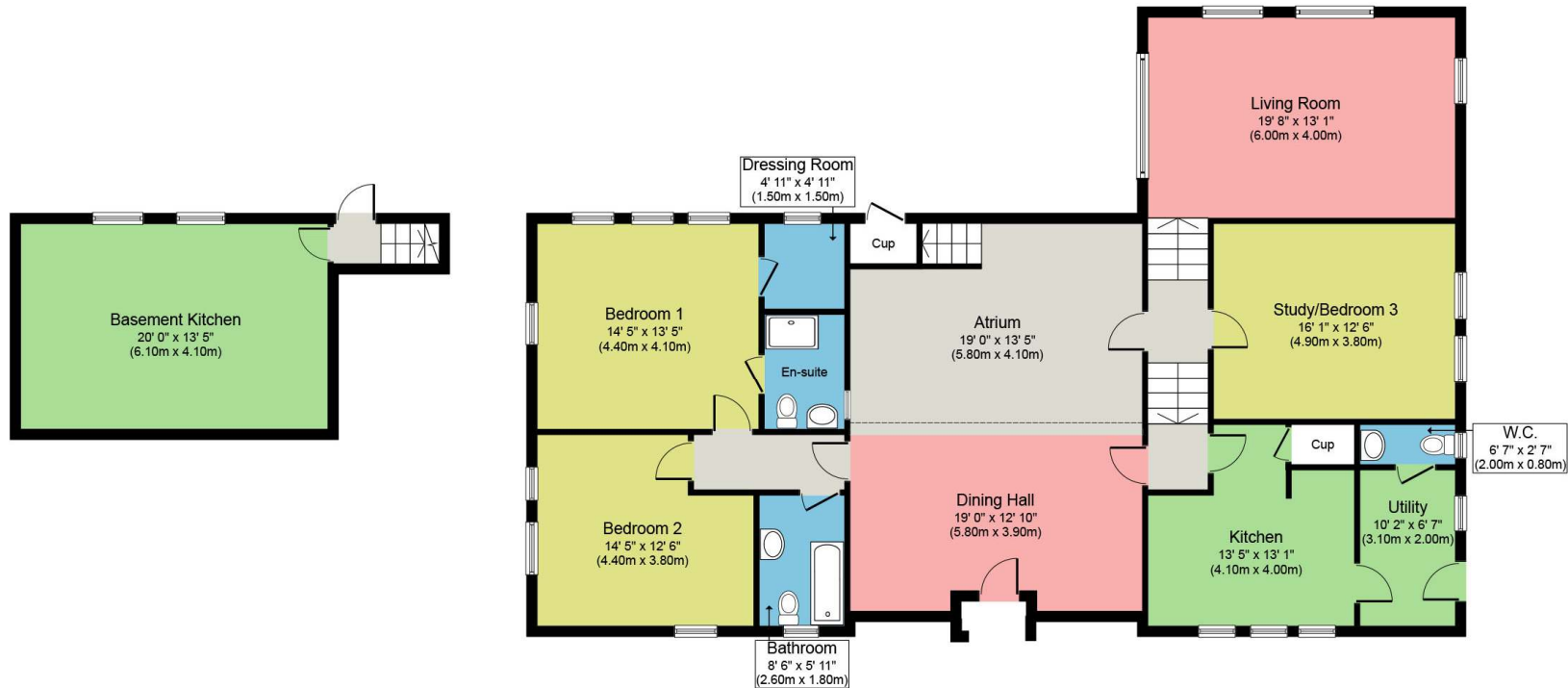
Score	Energy rating	Current	Potential
92+	A	95 A	98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Details Prepared: November 2020. ‘Summer’ photographs date from July 2019 please *note, considerable improvement work has taken place since.*

All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. 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.







Basement
Approximate Floor Area
291 sq. ft.
(27.0 sq. m.)

Ground Floor
Approximate Floor Area
1,808 sq. ft.
(168.0 sq. m.)

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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