



BARNBY FARM
BOSSALL, YORK, YO60 7NS

Cundalls



BARNBY FARM BOSSALL YORK

Malton 9 miles, York 10 miles, Leeds 38 miles A1(M) 27 miles (All distances approximates)

A DELIGHTFULLY SITUATED COUNTRY PROPERTY WITH COTTAGES AND EQUESTRIAN FACILITIES

Barnby Farm is situated in a lovely rural position between Malton and York with an attractive south facing outlook over rolling countryside. The property has been refurbished and re-configured and comprises a spacious four bedroom house, an adjoining two bedroom annexe, three holiday cottages, a range of traditional buildings offering further potential, modern buildings and stables situated within 12.85 acres of grassland.

House: A refurbished and re-configured Georgian country house offering flexible accommodation comprising: Entrance Hall, Drawing Room, Dining Room, Sitting Room, Kitchen with Conservatory, Cloakroom and Rear Lobby. To the first floor are two En-suite Bedrooms, two further Bedrooms and Bathroom. Externally the house sits in lovely south facing gardens and grounds with a range of outbuildings and garages.

Annexe Cottage: An adjoining two bedroom annexe cottage comprising: Entrance Hall, Living Room, Kitchen, W.C. To the first floor are Two Bedrooms and a Bathroom.

Holiday Cottages: A recently converted range of holiday cottages comprising a 3 bedroom cottage and 2 bedroom cottage. There is potential for a further studio cottage and other holiday cottage conversion opportunities in adjoining barns subject to the necessary consents.

Buildings: A range of traditional buildings in a covered courtyard setting utilised for stables and storage. Over 13,500 sq.ft of more modern steel frame buildings offering storage and possible equestrian potential such as indoor arena.

Land: The property is situated in a ring-fence of around 12.85 acres comprising 9 acres of productive grazing paddocks and hay meadows interspersed with trees.

**FOR SALE BY PRIVATE TREATY
GUIDE PRICE: £1,450,000**

DESCRIPTION / BACKGROUND

Barnby Farm is situated in a lovely rural position in the hamlet of Bossall between Malton and York with an attractive south facing outlook over rolling countryside. The property has been refurbished and re-configured and comprises a spacious four bedroom house, a two bedroom annexe, three holiday cottages, a range of traditional buildings offering further potential, a useful range of modern buildings and stables, in all situated within 12.85 acres of grassland.

Since purchasing the property the current vendor has substantially upgraded the house to provide attractive living accommodation and created a new private drive and turning circle which provides a lovely approach to the delightfully situated property.

The property is situated in a rural yet accessible location and is positioned in a slightly elevated position with a lovely south facing aspect over rolling countryside.

The living accommodation is situated in an attractively presented and spacious four bedroom Georgian house which also benefits from an attached two bedroom annexe and lovely mature gardens and grounds together with a range of adjacent outbuildings and stores.

Within the past twelve months, a range of former office units have been converted to provide three self-contained holiday cottages, comprising one three bedroom cottage and two further cottages, each with two bedrooms. There is a further range of traditional buildings which may offer potential for further development opportunities subject to consents.

The property benefits from a covered courtyard and traditional buildings providing stables including foaling boxes, stores and tack rooms. There is also over 13,500 sq.ft of more modern buildings which provide useful storage space and may offer equestrian or commercial opportunities subject to consents.

In all the property is situated in around 12.85 acres, of which approximately 9 acres comprises grassland split into a number of post and rail paddocks suitable for grazing or mowing.

LOCATION

Barnby Farm is peacefully situated in a private position to the east of the hamlet of Bossall in picturesque open countryside where the Howardian Hills meet the Yorkshire Wolds. Despite its tranquil position the property lies within easy reach of excellent local facilities, situated roughly mid-way between Malton and York.

There are an excellent range of services available within the nearby market town of Malton approximately 9 miles to the east. Malton comprises a wide range of services and facilities including secondary school, primary school, train station, sports centre, restaurants and public houses and an array of retailers.

The historic City of York is within 11 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.



MAIN HOUSE

The residential accommodation at the property is situated within a well-appointed and elegantly proportioned four-bedroom Georgian house.

The house has been sympathetically refurbished and extended by the current vendor.

It is approached by a sweeping private driveway through open grassland interspersed with trees and leads round to a gravel turning circle to the front of the house.

The house is situated in a slightly elevated position and has a fine south facing aspect over to the Yorkshire Wolds.



The accommodation comprises the following:

ENTRANCE VESTIBULE

2.5m x 2.2m

Quarry tile floor. Casement windows to either side. Inner door to:

STAIRCASE HALL

Elegant staircase leading to the first floor. Polished limestone floor. Coving. Dado rail. Two radiators.

CLOAKROOM / UTILITY

2.5m x 2.3m

White low flush WC and wash basin. Cupboard housing the Vaillant LPG central heating boiler and space for an automatic washing machine. Radiator.

DRAWING ROOM

5.5m x 4.5m

Open fire within a marble surround, cast iron insert and tiled hearth. Coving. Ceiling rose. Stripped floorboards. A double aspect room with sash window to the front and French doors onto the garden. Two radiators.

DINING ROOM

5.5m x 4.5m

Period fireplace with pine surround, brick recess and stone hearth. Coving. Ceiling rose. Tiled floor. A double aspect room with sash windows to the front and side. Two radiators.

SITTING ROOM

4.5m x 3.6m

Feature fireplace. Coving. French doors onto the garden. Radiator.

KITCHEN

4.6m x 4.6m

Range of kitchen cabinets with granite work surfaces incorporating a ceramic sink unit. Multi-fuel Aga range cooker. Original servant's bells. Travertine tiled floor. Consumer unit. Radiator. Open through to the conservatory.

CONSERVATORY

4.3m x 2.7m

Travertine tiled floor. Glazed roof, windows to two sides and French doors onto the garden. Radiator.

FIRST FLOOR

GALLERIED LANDING

Sash window to the front. Dado rail. Radiator.

BEDROOM ONE

5.5m x 4.5m

A double aspect room with sash windows to the front and side. Coving. Two radiators.

EN-SUITE BATHROOM

4.6m x 3.6m

White suite comprising free-standing roll top bath, double shower cubicle, wash basin in vanity unit and low flush WC. Coving. Tiled floor with underfloor heating. Heated towel rail. Fitted linen cupboard. Sash window to the side. Radiator.

BEDROOM TWO

4.5m x 4.5m

Coving. Sash window to the front. Radiator.

EN-SUITE SHOWER ROOM

4.4m x 0.9m

Shower enclosure, wash basin and low flush WC. Coving. Extractor fan. Sash window to the side. Radiator.

BEDROOM THREE

4.6m x 3.9m

Picture rail. Range of fitted wardrobes. Sash window to the side. Radiator.

BEDROOM FOUR

4.6m x 3.2m (max)

Sash window to the rear. Radiator.

HOUSE BATHROOM

3.0m x 3.0m (max)

White suite comprising bath, double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Sash window to the rear. Radiator.



ANNEXE COTTAGE

Attached to the rear of the house, is a two storey two-bedroom annexe.

The annexe could be utilised for dependants, guests, nannies or utilised as a further holiday let. Alternatively, the property could be re-amalgamated into the main house

The property provides compact but well-proportioned accommodation comprising:

ENTRANCE HALL

5.1m x 2.1m (max)

Staircase to the first floor. Understairs cupboard. Radiator.

CLOAKROOM

1.9m x 0.9m

Low flush WC and wash basin. Casement window to the side.

LIVING ROOM

4.1m x 3.5m

Feature fireplace. Tiled floor. Television point. Casement window to the side. Radiator.

KITCHEN

4.8m x 2.7m

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Gas cooker point. Automatic washing machine point. LPG central heating boiler. Casement window to the side. Radiator.

FIRST FLOOR

LANDING

Loft hatch.

BEDROOM ONE

4.3m x 3.5m

Cast iron period fireplace. Casement window to the side. Radiator.

BEDROOM TWO

3.6m x 2.6m

Casement window to the side. Radiator.

BATHROOM & WC

2.6m x 2.0m

White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Casement window to the side. Heated towel rail.

GARDENS & GROUNDS

The property is situated in pleasant mature south facing garden and grounds.

There are formal lawned gardens with mature shrubs and herbaceous borders.

To the west is a natural pond with island and weeping willows.

There are several al fresco dining areas and a range of useful outbuildings and garages comprising:

GARDEN ROOM

7.3m x 4.9m

Flagged stone and cobbled floor. Belfast sink. Power points. Open sided onto the garden.

HOBBY ROOM

5.5m x 5.0m

Concrete floor. Door and casement window to the rear.

GARAGE 1

4.9m x 2.4m

Electric light and power.

GARAGE 2

4.9m x 2.4m

Electric light and power.



THE HOLIDAY COTTAGES

Situated in a private setting to the north-west of the house are a range of traditional buildings which have recently been converted into three holiday cottages.

These building had been utilised as office accommodation, however within the past twelve month planning permission has been granted and the buildings have now been re-converted to provide two 2 bedroom cottages and a 3 bedroom cottage.

Located below The Granary is a studio space, which offers further potential. The cottages are situated adjacent to a large range of other traditional courtyard buildings which may offer further potential for cottages subject to all necessary consents.

The cottages comprise the following:

OLD STABLES I

OPEN-PLAN KITCHEN / LIVING ROOM

6.6m x 5.1m (min)

Range of kitchen cabinets incorporating a single drainer sink unit and breakfast bar. Electric cooker point. Vaulted ceiling with exposed beams. Three velux roof lights. Two casement windows to the front. Four radiators.

BEDROOM ONE

3.5m x 3.1m

Vaulted ceiling with exposed beams. Casement window to the front. Radiator.

INNER HALL

Radiator.

BEDROOM TWO

3.9m x 2.8m

Vaulted ceiling with exposed beams. Casement window to the front. Velux roof light. Radiator.

BEDROOM THREE

3.9m x 2.8m

Vaulted ceiling with exposed beams. Casement window to the front. Velux roof light. Radiator.

SHOWER ROOM

Shower cubicle and wash basin. Oil-fired central heating boiler.

SEPARATE WC

Low flush WC and wash basin.



OLD STABLES 2

LIVING ROOM

5.1m x 4.8m (min)

Vaulted ceiling with exposed beams. Casement window to the front. Three velux roof lights. Three radiators.

KITCHEN

3.8m x 2.8m

Range of kitchen cabinets incorporating a single drainer sink unit. Electric cooker point. Casement window to the front. Firebird oil fired central heating boiler. Velux roof light. Radiator.

BEDROOM ONE

3.5m x 3.2m

Vaulted ceiling with exposed beams. Casement window to the front. Radiator.

BEDROOM TWO

3.4m x 3.3m

Casement window to the front. Radiator.

SHOWER ROOM

2.3m x 1.7m

White suite comprising shower cubicle, wash basin and low flush WC. Heated towel rail.



THE GRANARY

OPEN-PLAN KITCHEN / LIVING ROOM

7.5m x 5.2m (max)

Range of kitchen cabinets incorporating a single drainer sink unit and breakfast bar. Electric cooker point. Vaulted ceiling with exposed beams. Casement windows to the front and rear. Two radiators.

BEDROOM ONE

5.3m x 5.1m

Vaulted ceiling with exposed beams. Casement windows to the front and side. Two radiators.

BEDROOM TWO

5.2m x 3.3m

Vaulted ceiling with exposed beams. Casement window to the front. Two radiators.

SHOWER ROOM

Shower cubicle, wash basin and low flush WC. Extractor fan. Heated towel rail. Two radiators.

STUDIO

This untapped space situated below The Granary, offers further potential. Currently comprises a large open-plan space measuring 13.3m x 5.2m, together with an adjoining cloakroom with space for a shower)



BUILDINGS & STABLES

There are an extensive range of both more modern and traditional farm buildings situated within a large concrete yard to the north and east of the house and cottages.

The modern farm buildings provide over 13,500 sq.ft and include a grain store with capacity for up to 1,200 tons of cereals and a general purpose garage/ machinery store.

There are two large traditional brick fold yards and three substantial Grade II listed, brick Dutch barns; one with original slate roof. The buildings offer considerable covered storage space and one of the barns has been partially clad and enclosed to form a useful machinery store and workshop.

There are several traditional farm buildings at Barnby Farm that may offer an opportunity for conversion to an alternative use, subject to gaining the necessary planning consent.

There are good quality stables at Barnby Farm including a number of modern Goodrick foaling boxes, tack room and loose boxes.

The buildings comprise as follows:

STABLE RANGE EAST

153sq.m / 1646sq.ft

Traditional brick range with 4 large Goodrick foaling boxes with internal passage. Separate stable with external access and laundry/tack room.

STABLE RANGE WEST

143.8sq.m / 1547.8sq.ft

Traditional brick range providing 6 stbles/loose boxes plus storage room. Access into adjoining covered yard.

COVERED FOLDYARD

535sq.m / 5,764 sq.ft

Large covered yard situated between traditional buildings with part timber and part steel frame.

TWO STOREY TRADITIONAL BUILDING

82sq.m / 8882sq.ft

Situated to the north of the above buildings and adjoining the holiday cottages to the east, a large full height two story traditional building constructed of brick.

GRAIN STORE

762sq.m / 8,208sq.ft

Steel portal frame building with steel grain walls and concrete block walls, split with central walkway providing access to two grain store / general store areas. Two x sliding double doors.

GENERAL PURPOSE BUILDING

129sq.m / 1,393sq.ft

Steel portal frame building with concrete floor. Sliding doors north and south

GENERAL PURPOSE BUILDING

400sq.m / 4,305sq.ft

Part steel frame concrete floor incorporating part of traditional straw barns.

TRADITIONAL STRAW BARN

240sq.m x 2,583sq.ft

Two full length traditional Grade II listed open straw barns constructed of brick pillars with pitched slate and part fibre cement roofs.



LAND

In all the property is situated in around 12.85 acres, of which approximately 9 acres comprises grassland being suitable for grazing and mowing.

The land is situated into a number of grazing paddocks which are well fenced with post and rail fencing.

There are a number of mature trees interspersed within the land.

LAND CLASSIFICATION

The land at is shown on the former Ministry of Agricultural Provisional Land Classification map as Grade III land and is capable of growing high yielding crops of cereals and protein crops.

BASIC PAYMENT SCHEME

The land is not registered under the RPA Basic Payment Scheme

ENVIRONMENTAL SCHEMES

The land is not situated within any environmental schemes



GENERAL INFORMATION - REMARKS & STIPULATIONS

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 cross the property.

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 Andrew Wood or Tom Watson on 01653 697820 or email: andrew.wood@cundalls.co.uk or tom.watson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric, oil fired central heating, septic tank and klargester drainage.system and mains water supply.
Council Tax: Band F
Business Rates: £8,200 (small business rate relief will apply)
Planning: Ryedale District Council Tel: 01653 600 666
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: YO60 7NS
EPC: Please see enclosed.

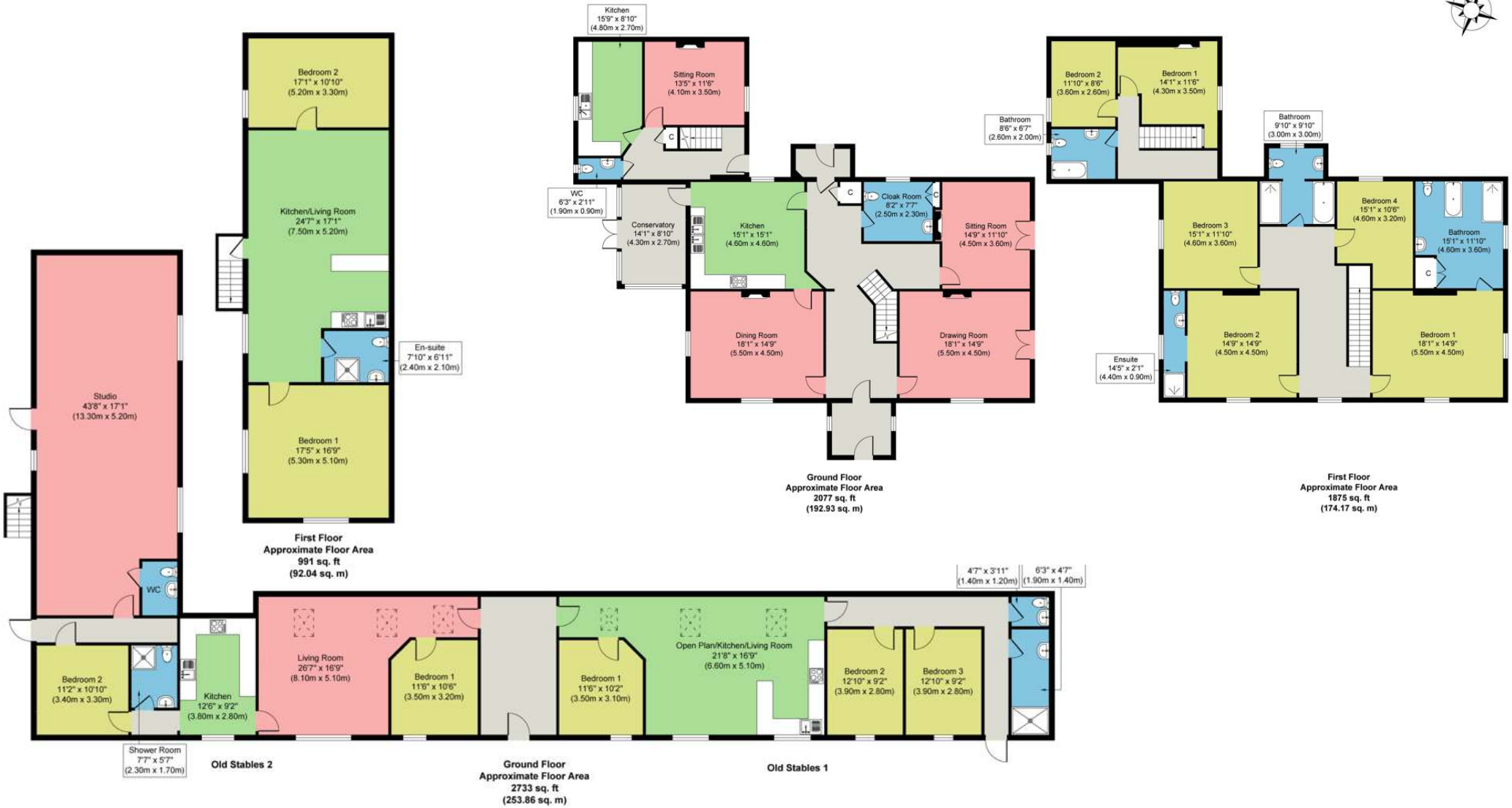
NOTICE

Details prepared April 2022. Photographs April 2022 and November 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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