



THE FIRS

258 STRENSALL ROAD, EASRWICK, YORK, NORTH YORKSHIRE, YO32 9SW

Cundalls



THE FIRS

258 STRENSALL ROAD EARSWICK, YORK NORTH YORKSHIRE

Strensall 2 miles, Clifton Moor 2 miles, York City Centre 5 miles, Leeds 30 miles (All distances approximates)

A RESIDENTIAL SMALLHOLDING SITUATED CLOSE TO YORK

House: A nicely positioned house providing spacious and immaculately presented accommodation, yet requiring some general decorative modernisation to parts. The accommodation comprises: Entrance Hall, Sitting Room, Dining Room/Bedroom, Study/Bedroom, W.C. Shower Room, Kitchen, Rear Hall, Utility Room. To the first floor are Three Bedrooms, Two Store Rooms, walk in Cupboard and a Bathroom. Outside are mature private gardens, garage and ample parking.

Annexe: An attached one bedroom annexe, which could be utilised as a self-contained property or re-amalgamated into the house. The accommodation comprises: Kitchen, Sitting Room, Bedroom and Cloakroom.

Buildings: A large range of farm buildings with three phase electric and water supplies. The buildings provide over 6,500ft² have been utilised for livestock housing, produce and machinery stores and offer the potential for various commercial opportunities, subject to consents. Previously a licences LGV Premises.

Land: In all around 12.4 acres comprising productive arable land, suitable to be sown to grass for grazing purposes.

FOR SALE AS A WHOLE OR IN TWO LOTS

Lot One: House, annexe buildings and land, in all situated within around 6 acres. **Guide Price: £595,000**

Lot Two: Around 6.4 acres land. **Guide Price: Offers over £55,000**

GUIDE PRICE AS A WHOLE: £650,000

DESCRIPTION / BACKGROUND

The Firs is an attractive residential and equestrian smallholding situated in an extremely accessible position in open countryside between Earswick and Strensall located within 5 miles of York City centre.

The sale is a genuinely rare opportunity, as it is the first time the property has ever been made available on the open market. The current vendors family developed the property over 50 years ago and have enjoyed living and developing the property which has formed the base of a larger agricultural holding.

The living accommodation is situated in an attractively presented and surprisingly spacious 4/5 bedroom property which has the potential to further amalgamate and develop into the annexe accommodation if so desired. In basic summary the property is well presented but now requires modernisation, comprising as follows: Entrance Hall, Sitting Room, Dining Room/Bedroom, Study/Bedroom, W.C. Shower Room, Kitchen, Rear Hall, Utility Room. To the first floor are Three Bedrooms, Store Room and a Bathroom.

Attached to the house is an inter – connecting, but self contained 1 bedroom annexe, the accommodation comprises: Kitchen, Sitting Room, Bedroom and Cloakroom.

The property benefits from a substantial range of buildings providing over 6,500ft² of accommodation and providing stabling, livestock buildings, storage and workshop facilities. The buildings were previously utilised as a licensed LGV premises.

In all the property is situated in around 12.4 acres of productive arable land which could easily be sown down to grass for those with equestrian interests.

LOCATION

The property is located in a rural position in open countryside accessed off Strensall Road between the suburb of Earswick and village of Strensall.

Strensall is within 2 miles which provides a wide range of services, including primary school, shops, post office, public houses, a bakery and hairdressers.

Monks Cross and Clifton Moor out of town shopping centres are both situated within around 2 miles and offer a wide range of retail shops and national food outlets/restaurants.

A wider range of amenities area available in the attractive historic City of York, which is approximately 5 miles to the South. The City provides many historic attractions such as the old city walls and York Minster, there is also an excellent range of high quality 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 house constructed of brick under a pitched tile roof with UPVC double glazed windows and central heating. There is also an inter-connecting 1 bedroom annexe.

The house provides well proportioned living accommodation, which is extremely well presented but requires general modernisation.

The property could be quite easily re-configured to amalgamate the annexe into the main house or the property could be extended to make an even larger house.



The accommodation comprises the following:

ENTRANCE PORCH

1.7m x 1.5m

UPVC door to front, radiator, fully tiled walls

UTILITY ROOM

3.6m x 1.7m

Window to north, UPVC door to rear garden, open hatch into coal chute, range of fitted wall and base units with tiled splashbacks and plumbing for washing machine and tumble drier

KITCHEN

3.89m x 3.89m

Fitted range of wall and base units with tiled splashbacks and integrated single drainer sink unit with mixer tap, boiler, window to rear garden, radiator, tiled floor

SITTING ROOM

6.5m x 3.89m

A pleasant double sitting room including feature bay window with wood burning stove with tiled surround and hearth, two radiators, television point, aerial point

ENTRANCE HALL

4.1m x 2m

Formal entrance hall with fully glazed patio window to front leading into open hallway with two radiators, stairs up to first floor with under stairs cupboard

SHOWER ROOM

2.38m x 2m

A lovely modern fitted shower room with double enclosed shower unit with electric shower, fully tiled walls, in-built airing cupboard, heated towel rail, wash hand basin in corner vanity unit WC

1.2m x 0.88m

Low flush WC, fully tiled walls, radiator

DINING ROOM

3.43m x 3.3m

A dining room which could also be potentially used as a bedroom, UPVC window to front, radiator

STUDY

3.3m x 2.44m

A study with fitted inbuilt cupboards/wardrobe, UPVC window to garden, radiator. Door to:

ANNEXE ELEMENT ACCOMMODATION

LIVING ROOM

6.84m x 3.68m

A lovely double aspect living room with bay window to front aspect and sliding patio doors to rear patio and garden area, electric inset fire in fireplace with tiled hearth and surround, beamed ceiling, two radiators, television point

WC

Low flush WC, pedestal wash hand basin, fully tiled walls, radiator

BEDROOM

3.8m x 3.62m

Good sized double bedroom with inbuilt wardrobes and bed surround and vanity wash hand basin, window to front, radiator

KITCHEN

5.48m x 2.23m

Kitchen with range of fitted wall and base units incorporating single drainer sink unit with mixer tap above, fully tiled walls, double aspect, door to rear, two radiators

FIRST FLOOR

BEDROOM

3.95m x 3.18m plus 1.65m x 1.7m

A lovely double bedroom suite with fitted wardrobes, cupboards, UPVC window, radiator, inbuilt eaves storage

LANDING

4.28m x 3.19m (max)

Large light landing with large UPVC window facing over garden and land to east, radiator

BATHROOM

1.7m x 1.65m

Fitted bathroom suite with bath, pedestal wash hand basin, low flush WC, radiator and tiled walls

BEDROOM

3.83m x 3.41m

Double bedroom with window looking west, fitted wardrobes

BEDROOM

4.75m x 3.68m x plus 2m x 1.1m

A lovely large bedroom suite with in-built wardrobes, cupboards and dressing table, radiator, door through to

DRESSING ROOM/STORE (potential en-suite)

5.1m x 3.6m (max)

A large storage room/dressing room with potential to provide en-suite facilities, radiator, hot water cylinder, water tank.



OUTSIDE

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

To the rear/south-east of the property is a large patio area bordered by mature lawned gardens with herbaceous borders, shrubs and plants.

To the front of the property is an attractive lawned area with raised flower beds fronting on to the public highway. The property has a large tarmac private access road leading through to a large tarmac yard area with ample parking for several vehicles and turning together with a large hard core/concrete yard.

BUILDINGS

Located to the north of the house and gardens, is a large range of buildings situated in a large tarmac/concrete yard area. The buildings benefit from three phase electric supplies.

The buildings provide stabling, livestock housing, workshop, machinery and produce storage amounting to over 6,500sq.ft and comprise the following:

MAIN BARN

28.6m x 9.5m

A steel frame building with asbestos sheeting with large ridge height, sliding doors south and north, concrete floor, electric and light, split into workshop/stores and former animal housing areas including cow byre areas and calf boxes which could be re-utilised to loose box stables.

LEAN TO GARAGE

6m x 5m

Constructed of concrete frame with tin roof, concrete floor, up and over door

TIMBER POLE BUILDINGS

6.6m x 10.8m plus 10.5m x 9.2m

A range of timber frame buildings with a mixture of profile sheeting and timber boarding with earth floor

LEAN TO STORE

9.1m x 4.8m

Constructed of a timber lean to frame with timber panelling and tin sheeting, concrete floor, split into storage areas

MONO PITCH BUILDING

16m x 4.5m

Steel frame building with block wall and asbestos sheets, sliding doors east and west, concrete floor split into various loose box and stores

GENERAL STORE

5.3m x 4.5m

Timber frame building with concrete block walls, concrete floor, tin sheeting and asbestos roof



LAND

In all the property is situated in around 12.4 acres, of which approximately 12 acres comprises level arable being a medium bodied clay loam suitable for arable crops or grassland.

The land has been utilised for producing cereal crops, but could easily be sown down to grass and would make ideal pony paddocks.

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 yard and the secondary access direct off Strensall Road to the north.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. These will be transferred to the purchaser subject to them having sufficient acreage to claim.

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.

RESTRICTIVE COVENANT

The vendor is proposing that the property will be sold subject to a restrictive covenant limiting the properties use to that of agricultural or equestrian use. In the event of any new buildings or houses erected ***‘over and above’*** the existing house and building footprints. i.e. the existing house and buildings can be used or developed for any use, and any more agricultural or equestrian buildings could be developed anywhere subject to consents), but any new buildings (excluding existing footprint) used for residential or commercial use will not be allowed to be built without consent of the vendor.

METHOD OF SALE

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

GENERAL INFORMATION

Services: Mains electric and water. Oil fired central heating, septic tank drainage to soakaway and mains water supply. Mains gas leads to the property ready for installation with meter box installed.

Council Tax: House: Band F. Annexe: Band A
Planning: York City Council Tel: 01904 550661

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

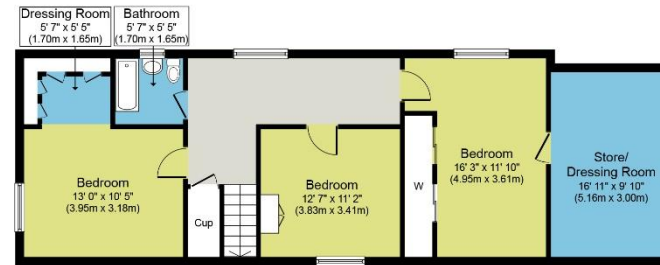
Postcode: YO32 9SW

EPC: D58.





Ground Floor
Approximate Floor Area
1,507 sq. ft.
(140.0 sq. m.)



First Floor
Approximate Floor Area
840 sq. ft.
(78.0 sq. m.)

NOTICE

Details and photographs prepared September 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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