



END HOUSE FARM AND HOLIDAY COTTAGES
LEVISHAM, NORTH YORK MOORS NATIONAL PARK, YO18 7NL

Cundalls



END HOUSE FARM & HOLIDAY COTTAGES

MAIN STREET, LEVISHAM
NORTH YORK MOORS NATIONAL PARK
YO18 7NL

Pickering 7 miles, Malton 16 miles, York 32 Miles, Leeds 60 Miles (All distances approximates)

***A unique and flexible village property comprising a 3 bedroom period house, a further 3 bedroom residential cottage and two further 1 bedroom holiday cottages, situated together with a range of buildings and grass paddock.
In all amounting to around 0.84 acres.***

The property is attractively situated in the centre of Levisham village within the North York Moors National Park.

- **End House Farmhouse:** Period farmhouse providing 3 bedroom accommodation, together with private gardens.
- **Lilac Farm Cottage:** Character cottage which can be occupied full time and currently provides characterful 3 bedroom accommodation as a successful holiday let.
- **Harvest Cottage & Stable Cottage:** A pair of compact, well presented, 1 bedroom holiday cottages.
- **Buildings & Land:** Range of traditional and more modern buildings including Dutch barn and an attached shed. In all almost 0.9 acres, of which 0.5 acres comprises a grass paddock. Around 3 acres available to purchase by separate negotiation.

FOR SALE BY PRIVATE TREATY

NO ONWARD CHAIN

GUIDE PRICE: £850,000

DESCRIPTION / BACKGROUND

A well situated and compact holiday cottage complex located within an enduringly popular and picturesque National Park Village and offering an exceptionally versatile range of properties. In all just under an acre, with further land available by separate negotiation, together with substantial agricultural building and further traditional outbuildings.

End House Farm is situated in the eastern side of the village street and comprises a parcel of four properties in total. End House Farm and Lilac Farm Cottage are unrestricted and can be occupied full time, making it especially well-suited for those buyers looking for a multi generational property, which is also capable of producing a healthy income.

Lilac Farm Cottages were developed around 30 years ago by the current owners with the cottages formed out of a 18th Century cottage and range of traditional buildings with the original farmhouse offering the principal accommodation. They retain many charming, character touches and provide well thought out accommodation. The properties have a loyal customer base, good occupancy rates and a huge amount of potential for a new buyer to build on this well-established business.

End House Farmhouse amounts to around 1,100 square feet and comprises two front facing reception rooms, kitchen with utility and rear hall. Three double bedrooms on the first floor and a large house bathroom with separate WC.

Lilac Farm Cottage faces the village green with a dual aspect sitting room with open fire, dining kitchen and three first floor bedrooms, two of which are doubles and the main house bathroom.

Harvest Cottage and Stable Cottage offer charming open plan accommodation with the living space open through to the kitchen area. Both have a double bedroom with en-suite bath or shower facilities.

As a package End House Farm has an exceptionally broad level of appeal with a substantial modern agricultural building and grass paddock. Perfect for those with equestrian or small holding interests. Further land is available by separate negotiation. Private gardens to the main house and ample off-street parking.

LOCATION

The pretty moorland village of Levisham is situated on the southern fringes of the North York Moors National Park. The village is well served by a highly regarded pub. The surrounding moorland is one of the largest expanses of open moor in Europe and offers some spectacular walks immediately from the village, including to the Hole of Horcum to the North and Bridestones to the East.



END HOUSE FARMHOUSE

UTILITY ROOM

3.67 m x 2.18 m

Useful utility room/rear hall with fitted range of base units incorporating stainless steel single drainer sink unit. Washing machine point. Casement window to the rear. Upvc door leading outside. Separate WC. Sliding door to pantry/understairs cupboard.

KITCHEN

3.30 m x 2.17 m

Range of fitted wall and base units with tiled splashbacks and incorporating one and a half bowl stainless steel sink unit. Electric cooker point. Casement window to the rear. Electric storage heater.

DINING ROOM

4.45 m x 3.30 m

Casement window to the front. Electric storage heater. Television point.

INNER HALL – Front door. Stairs to the First Floor.

SITTING ROOM

5.59 m x 4.47 m

A very attractive and well-proportioned room with double aspect, open fireplace in stone surround and stone hearth. Coving. Television point. Two electric storage heaters.

FIRST FLOOR

BEDROOM ONE

4.72 m x 3.30 m (max)

Double bedroom. Casement window to the front. Coving. Electric storage heater. Range of fitted cupboards and drawers.

BEDROOM TWO

3.47 m x 2.71 m

Double bedroom. Casement window to the front. Coving. Electric storage heater. Fitted wardrobe.

BEDROOM THREE

4.50 m x 2.80 m

Double bedroom. Casement window to the front. Coving. Electric storage heater.

BATHROOM

2.30 m x 2.10 m

White suite comprising bath, pedestal wash hand basin. Fitted shower cubicle with Mira electric shower. Airing cupboard housing hot water cylinder. Electric storage heater.

SEPARATE WC

1.10 m x 1.26 m

Low flush WC



LILAC FARM COTTAGE

An end of terrace cottage with three bedroom accommodation arranged over two floors.

ENTRANCE HALL

Timber front door. Stairs to the First Floor.

LIVING ROOM

4.42 m x 3.79 m

Attractive double aspect room with windows to the side (with window seat) and facing the village street. Open fireplace on stone hearth and stone surround. Original bread oven set into the fireplace. Exposed beamed ceiling. Electric storage heater. Television point. Understairs cupboard

DINING KITCHEN

4.38 m x 3.45 m

Dual aspect room with windows to the front and rear. Range of fitted wall and base units incorporating one and a half bowl stainless steel single drainer sink unit with tiled splashbacks. Electric cooker point. Washing machine point. Electric storage heater. Fitted understairs pantry cupboard. Beamed ceiling

FIRST FLOOR

BEDROOM ONE

3.84 m x 2.50 m

Double bedroom. Casement window to the front. Electric storage heater. Large, fitted cupboard over stairs.

BEDROOM TWO

3.34 m x 2.58 m

Double bedroom. Casement window to the front. Electric storage heater.

BEDROOM THREE

2.96 m x 1.90 m

Casement window to the front. Electric storage heater.

BATHROOM

2.40 m x 1.89 m

Fitted white suite with low flush WC, pedestal wash hand basin and bath with handheld shower. Tiled surround to part. Velux roof light. Electric storage heater. Fitted airing cupboard housing the hot water cylinder.



HARVEST COTTAGE

A mid terrace cottage comprising the following:

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN

5.78 m x 3.87 m (max)

Half glazed front door. Kitchen area incorporating a range of fitted units with stainless steel sink unit and tiled splashbacks. Electric cooker point. Living and dining area. Television point. Electric storage heater. Stairs to the first floor with understairs cupboard. Window to the front.



FIRST FLOOR

BEDROOM PLUS EN-SUITE

3.35 m x 3.46 m plus 2.40 m x 1.93 m

Double bedroom with fitted cupboard, casement window to the front. Electric storage heater. Separate en-suite with fitted shower cubicle with electric shower overhead. Low flush WC, and pedestal wash hand basin. Fitted airing cupboard housing the hot water cylinder. Electric storage heater. Casement window to the front.



STABLE COTTAGE

An end terrace cottage comprising the following:

GROUND FLOOR

OPEN PLAN LIVING DINING KITCHEN

4.31 m x 3.80 m plus 1.80 m x 1.36 m

Half glazed front door. Kitchen area incorporating a range of fitted units with stainless steel sink unit and tiled splashbacks. Electric cooker point. Living and dining area. Television point. Electric storage heater. Stairs to the first floor with understairs cupboard. Window to the front.



FIRST FLOOR

BEDROOM PLUS EN-SUITE

3.97 m x 3.95 m plus 1.80 m x 2.00 m

Twin bedroom with fitted cupboard, casement window to the front. Electric storage heater. Fitted airing cupboard housing the hot water cylinder. Separate en-suite with bath and electric shower overhead. Low flush WC, and pedestal wash hand basin. Electric storage heater. Casement window to the front.



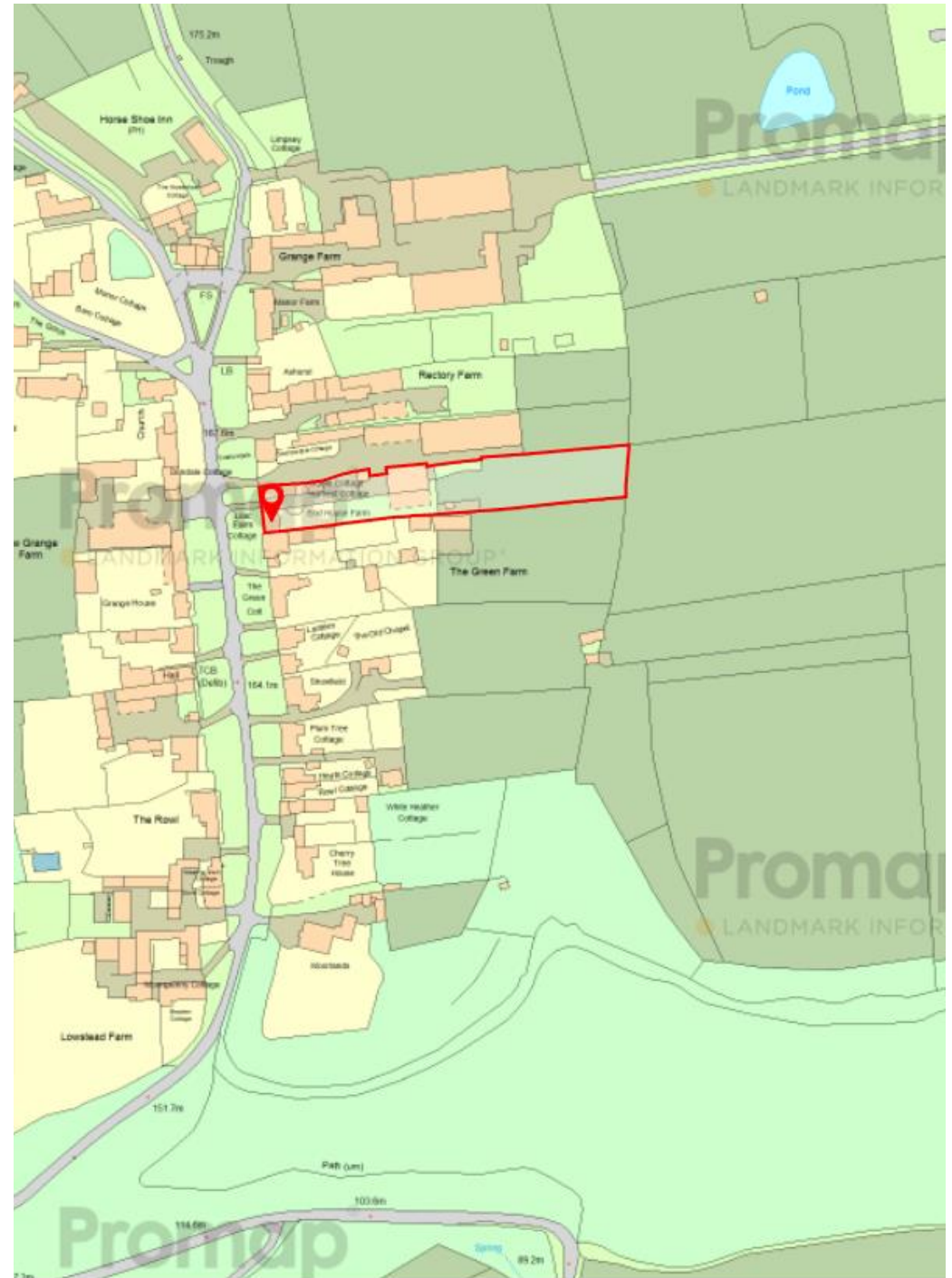
GROUNDS & LAND

End House Farm stands on the eastern edge of the street and has a pretty view, across the main street and down the wide village green which typifies Levisham Village. To the immediate rear of the main farmhouse is a pleasant, enclosed lawned garden and beyond lies a further grassy area which could be further landscaped to create individual gardens for the cottages, or enhance the already lengthy main garden.



The land extends beyond the Dutch Barn and comprises a 0.5 acre grass paddock with hen house and run.

Beyond is a further paddock, measuring just over 3 acres and is available by separate negotiation; ideal for buyers with equestrian interests or looking to establish a larger scale smallholding.



BUILDINGS

GARAGE/STORE

4.10m x 3.62 m

Stone built garage/store building with double timber doors, concrete floor, exposed stone walls, profile sheet roof. Electric and light.

BIKE STORE

4.00 m x 2.57m

Stone building with personnel door. Window to the front. Concrete floor. Electric and light.

WORKSHOP/STORE

4.65 m x 3.96 m

A traditional stone and pantile building offering potential for conversion to ancillary residential or holiday cottage use subject to planning, concrete floor, electric and light

DUTCH BARN

60ft x 24ft

A steel frame building with fibre cement roof, earth floor, open sided.

LEAN TO STORE

60ft x 30ft

A steel frame building with block walling, fibre cement roof. Galvanised doors and electric light.



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.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and walls etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and scores F/36.

Lilac Farm Cottage scores F/36

Harvest Cottage scores C/72.

Stable Cottage score C/72.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or Judith Simpson on 01751 472 766 email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Septic tank drainage: two septic tanks serve the properties.

Broadband: BT Fibre and other standard 4G providers are available within the village.

Council Tax: End House Farmhouse is Band D. Cottages are business rated.

Planning: North York Moors National Park Authority Tel: 01439 770657.

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

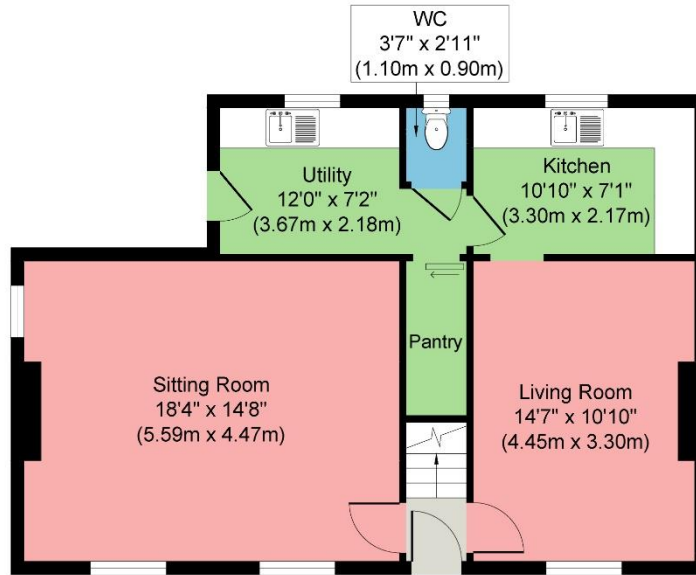
Postcode: YO18 7NL

Details prepared May 2023. Photography May 2023

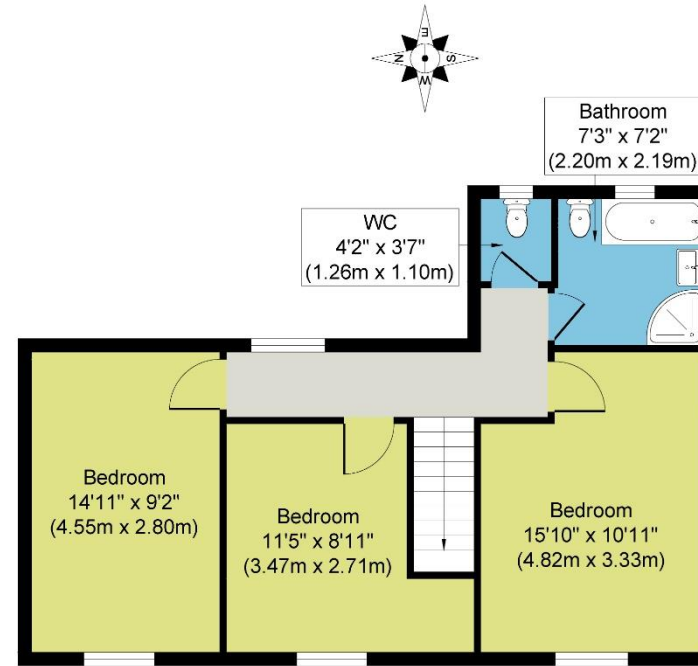
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not 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.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

End House Farmhouse



Ground Floor
Approximate Floor Area
654 sq. ft
(60.77 sq. m)



First Floor
Approximate Floor Area
562 sq. ft
(52.17 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2023 | www.houseviz.com

C010 Printed by Ravensworth Digital 0870 112 5306

PROFESSIONALS IN PROPERTY SINCE 1860

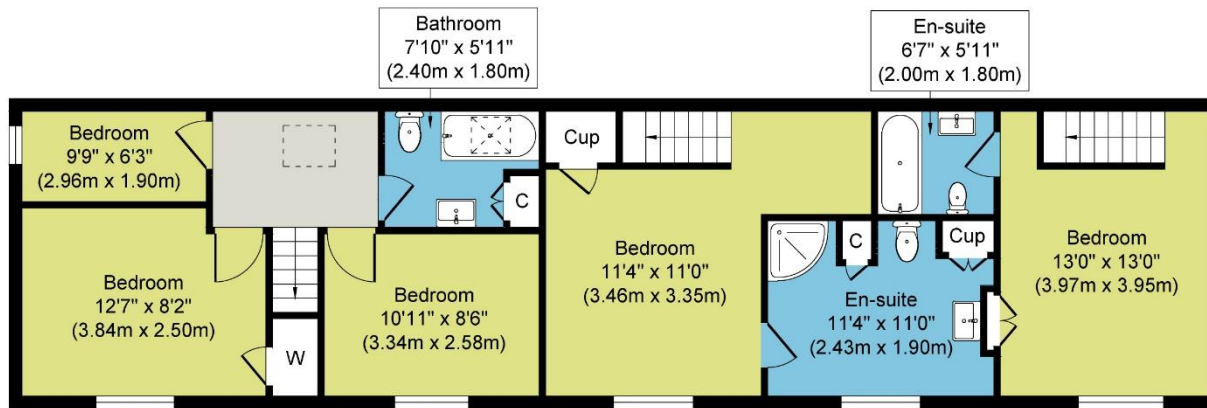


15 Market Place, Malton, North Yorkshire, YO17 7LP
 Tel: 01653 697820 Fax: 01653 698305
 Email: malton@cundalls.co.uk

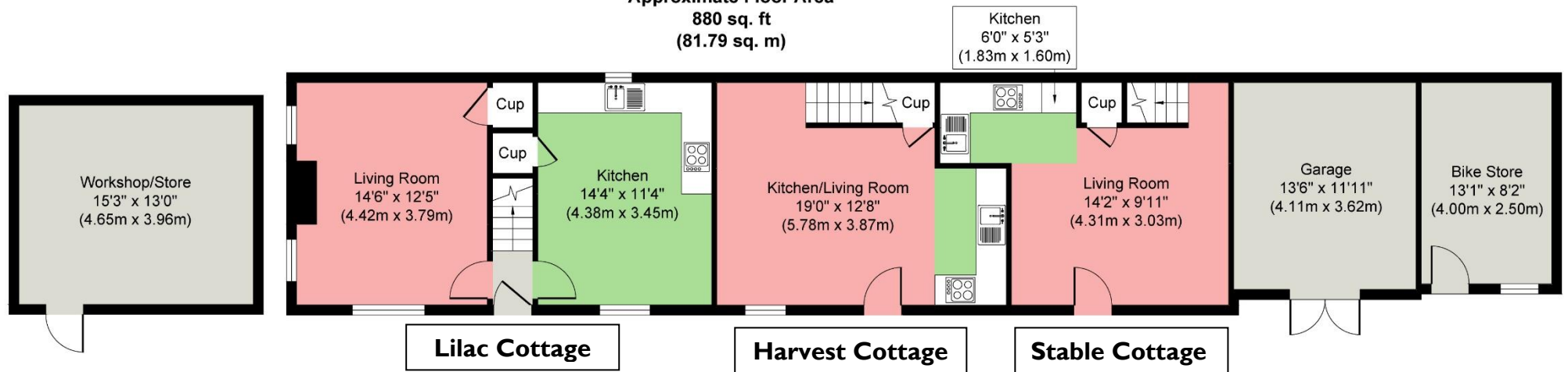
3 Church Street, Helmsley North Yorkshire, YO62 5BT
 Tel: 01439 772000 Fax: 01439 772111
 Email: enquiries@cundallsrfas.co.uk

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





First Floor
Approximate Floor Area
880 sq. ft
(81.79 sq. m)



Outbuilding
Approximate Floor Area
198 sq. ft
(18.41 sq. m)

Ground Floor
Approximate Floor Area
1161 sq. ft
(107.83 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



