



**HAUGH RIGG FARM, WEST DIKE ROAD**  
PICKERING, NORTH YORKSHIRE

**CUNDALLS**  
EST 1860



## **HAUGH RIGG**

### WEST DIKE ROAD, PICKERING NORTH YORKSHIRE YO18 8JQ

*Pickering 5 miles , Malton 12 miles, York 30 miles, Leeds 56 miles (all distances approximates)*

**A peacefully situated lifestyle property, with an attractive, well presented farmhouse, recently renovated holiday cottage, traditional building with planning permission, caravan and camping field and a useful range of buildings, set in over 3 acres only 5 miles north from Pickering.**

- **House:** Stone farmhouse with modern accommodation which extends to over 1,900sq.ft and comprises: Rear Hall/Utility, Shower Room, Farmhouse kitchen, Study, Living Room and Conservatory. To the first floor is a Bedroom with en-suite, Two further Bedrooms and a Bathroom.
- **Little Rigg Cottage & Building with planning permission for a further holiday cottage :** A separate 1 bedroom holiday cottage. Open plan living, dining kitchen, mezzanine bedroom and shower room. Further stone outbuilding with full planning permission for conversion.
- **Buildings:** An attractive range of relatively modern agricultural buildings providing stabling, storage and garage facilities. Offering potential for further development to alternative uses subject to consents.
- **Leisure Facilities & Land:** The land has been utilised for leisure purposes with current siting of caravans and tents with washing facilities set out in a traditional campsite layout. In all the property amounts to approximately 3.17 acres

**OFFERS IN EXCESS OF £990,000**

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## DESCRIPTION

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**A multi-faceted lifestyle and leisure property comprising farmhouse, detached holiday cottage, further building with planning permission for conversion into a holiday cottage, 5 CL Caravan and Camping site and a useful range of agricultural buildings. In all just over 3 acres.**

Haugh Rigg occupies an elevated, south facing position just 5 miles north from the popular market town of Pickering. The main farmhouse is an attractive traditional stone property which provides 1,911 square feet of well-presented modern accommodation which comprises; rear porch/ utility with shower room, inner hallway, farmhouse kitchen, home office, a generous main reception room with conservatory to the front. Upstairs are three bedrooms, two of which are large doubles and one with an en-suite and a large main bathroom. To the front are mature south facing gardens, whilst at the rear is a large area of parking and hardstanding.

Little Rigg Cottage was converted from a derelict barn into a holiday cottage in 2020 and has a flexible open plan range of accommodation, with a large mezzanine bedroom to the First Floor. The cottage has performed well since it opened and has a high level of repeat bookings. A further range of traditional buildings to the west of the house has full planning permission for a conversion into a further two-bedroom holiday cottage. Work has been started on the buildings meaning the permission currently exists in perpetuity; ideal for those buyers looking to build the leisure business at the property, or in need of annexe accommodation separate to the main house.

The property is set within land of just over 3 acres, over half of this is given over to a small caravan and camping site, arranged in a field to the northern boundary, ensuring privacy for the main house and holiday cottage. A compact range of washing facilities serve the site.

A comprehensive range of modern farm building provides excellent storage and some further long term potential.

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## LOCATION

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The property is situated in open countryside in an attractive rural position with a lovely south facing aspect. Pickering is only 5 miles to the south.

Pickering is a bustling market town, famous for its castle and steam railway, and located on the southern boundary of the North York Moors National Park and close to the heritage coastline. The town offers a wide range of amenities, including primary and secondary school, sport centre, restaurants, public houses and an array of retailers.

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## FARMHOUSE

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### BOOT ROOM/UTILITY ROOM

3.64 m (11'11") x 1.70 m (5'7")

Half glazed door. Casement window to the rear. Base units incorporating Belfast sink. Dishwasher. Half panelled walls. Recessed ceiling lights. Tiled floor.

### SHOWER ROOM

2.20 m (7'3") x 0.80 m (2'7")

Fully tiled walk in shower. Triton. Low flush WC. Wall hung wash hand basin. Shower, tiled floor. Half tiled walls. Extractor fan.

INNER HALL - Return stairs with fitted understairs cupboards. Solid wood floor. Radiator.

### STUDY

2.75 m (9'0") x 1.72 m (5'8")

Radiator. Internal window to the living room. Telephone point. Fitted desk and storage units. Fitted cupboard housing the oil fired central heating boiler.

### BREAKFAST KITCHEN

5.00 m (16'5") x 4.36 m (14'4")

Range of base and wall cabinets with granite effect worktops incorporating one and a half ceramic sink unit. Breakfast bar with seating. Electric stove set within a tile and brick recess. Tiled splash backs. Radiator. Solid wood floor. Casement windows to the rear and side.



## LIVING ROOM

8.75 m (26'8") x 3.94 m (12'11")

Wood burning stove set on a raised slate hearth with brick lined fireplace and stone hearth. Beamed ceiling. Pair of French doors to the front. Casement window to the front. Television point. Wall light points. Radiator



## CONSERVATORY

6.00 m (19'8") x 3.00 m (9'10")

Pair of French doors leading straight out onto the garden at the front and side. Mono pitch translucent roof.

## FIRST FLOOR

### LANDING

Velux roof light. Loft inspection hatch. Large eaves storage area.

### BEDROOM ONE

3.96 m (13'0") x 3.56 m (11'8")

Upvc casement window to the front elevation. Fitted wardrobes with sliding doors. Radiator. Television point. Exposed beam.

## EN-SUITE SHOWER ROOM

2.95 m (9'8") x 1.21 m (4'0")

Double width walk in shower cubic with tiled surround and electric shower. Cantilever basin set into a tiled topped wash stand with fitted cupboards. Low flush WC. Chrome heated ladder towel rail. Extractor fan. Loft inspection hatch beam.

## BEDROOM TWO

2.75 m (9'0") x 1.80 m (5'11")

Casement window to the rear. Radiator.

## BEDROOM THREE

4.98 m (16'4") x 4.38 m (14'4")

Velux roof light. Radiator.

## BATHROOM

3.94 m (12'11") x 3.64 m (11'11")

Free standing claw footed tub set on a raised plinth. Pair of cantilever basins set into wide wash stand with fitted cupboards. Low flush WC. Pair of Chrome heated ladder towel rails. Casement window to the front.



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## LITTLE RIGG COTTAGE

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### OPEN PLAN LIVING/DINING KITCHEN

7.00 m (23'0") x 5.00 m (16'5")

Vaulted ceiling. Wood burning stove set upon a tiled plinth. French doors to the garden. Pair of windows to the rear and side. Television point. Fitted shelving. Wall lights. Return stairs to the mezzanine bedroom. Exposed beams. Radiator. Fitted storage cupboard with plumbing for an automatic washing machine.



### KITCHEN

Range of base and wall units with butcher block style worktops incorporating stainless steel single bowl sink unit. Integrated Lamona electric oven. Lamona four ring electric hob with extractor overhead. Tiled splash backs. Logic boiler. Recessed lights,

### SHOWER ROOM

2.20 m (7'3") x 1.17 m (3'10")

Double width walk in shower cubicle with tiled surround and electric shower. Cantilever basin set into a tiled topped wash stand with fitted cupboards. Low flush WC. heated ladder towel rail. Extractor fan. Storage area.

### MEZZANINE BEDROOM

4.56 m (15'0") x 3.23 m (10'7")

Window to the side. Fitted storage.

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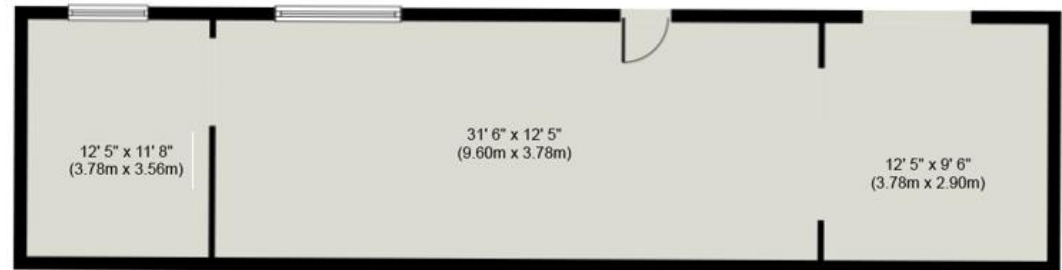
## GROUNDS AND LAND

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Haugh Rigg sits within a ring fenced plot of just over 3 acres in total. To the front is an extensive south facing garden, well established which serve the farmhouse and holiday cottages. To the immediate rear of the property is a generous area of hardstanding, providing ample off-street parking.



**TRADITIONAL OUTBUILDING** – Full planning permission for conversion into a further two bedroom holiday cottage.



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## CARAVAN & CAMPING SITE

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The caravan and camping field sits on the northern edge of the plot, which ensures privacy for the owners and campers alike. A small shower block and washing area stands to the side. Electric hook up pints available as well as ample space for campers. There is further potential to extend the site further. subject to all necessary planning consents.



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**GENERAL INFORMATION - REMARKS & STIPULATIONS**

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**EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

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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.

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**SPORTING, TIMBER & MINERAL RIGHTS**

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It is assumed that sporting, mineral and timber are in hand and included in the sale.

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**BOUNDARIES**

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The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

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**METHOD OF SALE**

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The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion.

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**GENERAL INFORMATION**

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Services: Mains electric and water. Private drainage. LPG gas central heating.  
Council Tax: Band E.  
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agents office in Pickering: 01751 472766  
Postcode: YO18 8JQ  
EPC: See EPC enclosed.  
Details and photographs prepared Feb 2024

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.







Farmhouse & Holiday Cottage

Buildings



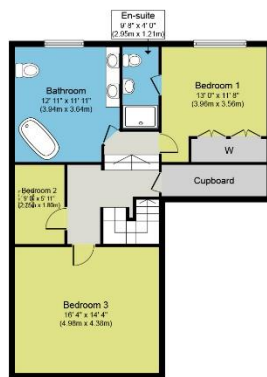
**Holiday Cottage Ground Floor**  
Approximate Floor Area  
**373 sq. ft.**  
(34.7 sq. m.)



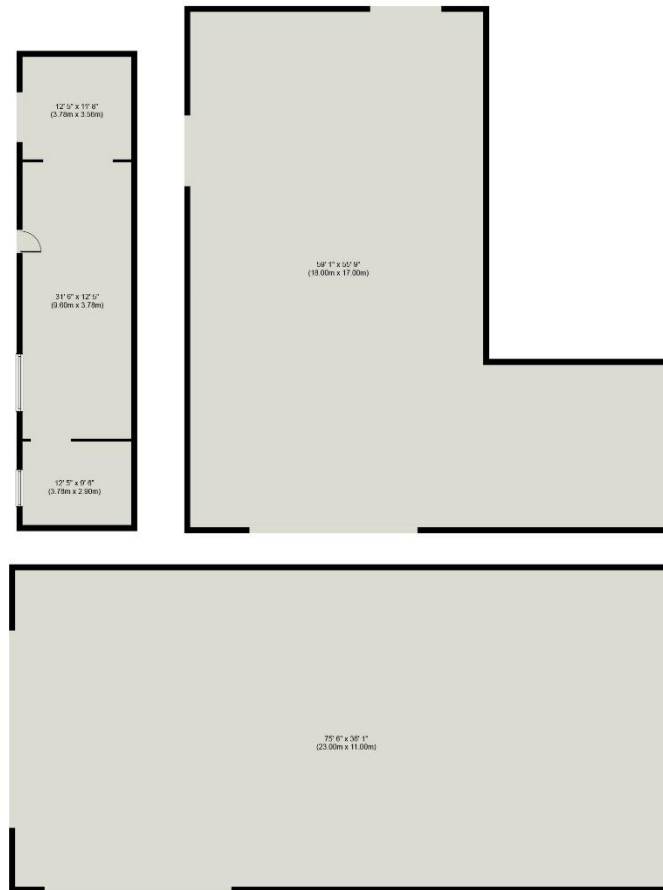
**Holiday Cottage First Floor**  
Approximate Floor Area  
**192 sq.ft.**  
(17.9 sq. m.)



**Ground Floor**  
Approximate Floor Area  
**1,091 sq. ft.**  
(101.4 sq. m.)



**First Floor**  
Approximate Floor Area  
**820 sq.ft.**  
(76.1 sq. m.)



**Outbuilding**  
Approximate Floor Area  
**5,761 sq. ft.**  
(535.2 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.

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