



**GREEN FARM, LEVISHAM
NORTH YORK MOORS NATIONAL PARK**

Cundalls



GREEN FARM

LEVISHAM,
NORTH YORK MOORS NATIONAL PARK
YO18 7NL

Pickering 7 miles, Malton 16 miles, York 33 miles, Leeds 60 miles (all distances approximate)

An exceptional country property comprising Grade II listed farmhouse, stylish two-bedroom cottage and a detached cottage. Together with a comprehensive range of buildings providing storage and a separate home office unit. Superb garden, grounds and land with paddock of 1.26 acres, as well as a further half acre paddock.

- Green Farmhouse: Over 2,200 square feet of stylish accommodation, restored and presented to a high standard.
- The Barn: an independent stone cottage, providing over 1,000 square feet of accommodation finished to a superb standard.
- The Granary: currently a popular holiday cottage with 5* reviews, excellent turnover and forward bookings in hand.
- Landscaped garden and grounds with lengthy private driveway and ample parking in covered car port.
- Buildings providing storage, workshop space and kennelling. Separate home office suite
- Paddock with stable range. Further land available. In all almost 2 acres.

GUIDE PRICE £1,200,000

DESCRIPTION

An exceptional lifestyle property located in the sought after moorland village of Levisham. Green Farm stands within land and grounds of 1.26 acres and comes to the market with an exceptionally high quality standard of finish following a comprehensive restoration.

Green Farm as a whole comprises a substantial main farmhouse, an adjoining two-bedroom cottage known as The Barn, beautifully finished off and can be used either as a full time annexe or holiday cottage and The Granary, which is privately situated and as the name suggests is a characterful conversion of the original Granary and is currently run as a very successful holiday cottage.

Dating back to the 18th century the property is Grade II listed. The renovation was carefully managed in order to retain a huge amount of the original charm and character, whilst extending and reconfiguring the accommodation to suit a 21st century buyer. Completely re-roofed, re-wired and re-plumbed with new windows and doors throughout, bespoke kitchen and high-quality bathroom fittings throughout, with an extension to the rear, enlarging the accommodation to provide over 2,200 square feet of accommodation. The farmhouse is fully double glazed with solar panels contributing to the electric, all ensuring it scores especially well for energy efficiency considering its age.

In brief the farmhouse comprises the following accommodation. Entrance hall, a formal sitting room with open fireplace, panelled walls and beamed ceiling which opens through to the dining room from which french windows lead out onto the terrace. There is a large, front facing farmhouse kitchen with French oak and granite units and a bright and airy snug to the side, with vaulted ceiling and multi fuel stove. At the rear is the utility room with pantry and cloakroom. Upstairs are three large double bedrooms, each one with either an en-suite bath or shower room. The size of the main bedroom is such that it could be easily subdivided to create two bedrooms.

The Barn is a beautifully appointed independent property, which adjoins the property and was converted from a range of stone buildings and offers a deceptive amount of space, with over 1,000 square feet of accommodation laid out over two floors. Finished to the same high standard as the main house, with bespoke kitchen units and AGA, main reception room and two double bedrooms, one with a dressing room and en-suite shower room and a further shower room. The Barn can be occupied full time as an annexe to the main house.

The Granary is an appealing, detached cottage, with stylish accommodation over two floors amounting to 625 square feet. To the ground floor is an airy entrance hall with utility, large main bedroom and wet room. Upstairs is an open plan living, dining kitchen area with balcony which takes in fabulous views.

LAND, GROUNDS & BUILDINGS

Green Farm has the benefit of a range of traditional buildings which provide useful storage, dog kennelling and a workshop. Ideal for those working from home, there is a separate home office suite of two first floor offices situated away from the main house. There is ample parking within the oak frame, three bay car port.

Set well back from the street, behind the broad green which typifies Levisham village, the property is set within immediate land and grounds of 1.26 acres, with a further half an acre paddock on the Back Lane.

To the immediate rear of the farmhouse is a stone flagged terrace which has a southerly aspect and is part covered making it an ideal outdoor entertaining space with a lengthy driveway flanked by estate style fencing and with the benefit of lights which edge the driveway. The Barn has its own private south facing patio style garden and lying beyond is a sheltered area of garden which currently houses a swimming pool, available separately, this space is wired up for electric. The more formal garden lies to the side, with a wonderful open aspect which makes the most of the lovely views, the garden is lawned and planted with a number of well-established shrubs and trees.

The grass paddock lies to the far end of the property and comprises an attractive parcel of grazing land, with a large stable range with all-weather hardstanding to its immediate front. The stable has electric light and power to it. A further half acre paddock lies approximately half a mile away.

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 well 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. Pickering lies only a few miles to the south, and both provide a range of shops, services and amenities together with primary and secondary education. The historic city centre of York is situated within 33 miles and provides a high-class range of shops, services, schools, sporting and leisure facilities and mainline train stations providing links to London Kings Cross and Edinburgh Waverley in under 2 hours.



GREEN FARMHOUSE ACCOMMODATION

ENTRANCE HALL

Original panelled front door with window light overhead . Beamed ceiling. Stairs to the first floor. Radiator. Open to rear hall with a flagstone floor. Fitted under stairs storage cupboard.

FARMHOUSE KITCHEN

6.30 m (20'8") x 4.00 m (13'1")

Bespoke French oak base and wall cabinets topped with polished granite work surfaces and incorporating an inset sink with mixer tap. Oil fired AGA set into a recess with oak surround and tiled back. Range of integral Bosch appliances including dual electric and steam oven and microwave. Pair of integral fridges. Integrated dishwasher. Sash window to the front with a window seat. Fully glazed door opening out onto the south facing terrace. Original fitted cupboard. Exposed beams. Stone flagged floor.



SNUG

6.00 m (19'8") x 3.23 m (10'7")

Vaulted ceiling with exposed beams. Windows to the side. Multi fuel stove set upon a stone flagged hearth. Range of joiner-built bookshelves. Radiator. Oak floor. Television point. Telephone point. Ceiling fan. Radiator. French doors out to the terrace.



SITTING ROOM

6.25 m (20'6") x 3.87 m (12'8")

Sash window to the front with a fitted window seat. Open fire with cast iron surrounds and mantel. Original fireside fitted cupboard. Beamed ceiling. Oak panelled walls to part Television point. Picture lights. A pair of column radiators. Glazed French doors into:



DINING ROOM

5.50 m (18'1") x 3.20 m (10'6")

Flagstone floor. Multi fuel stove set into a recess. French doors out onto the terrace with full height windows to both sides. Beamed ceiling. Radiator. Wall and picture lights.



UTILITY ROOM

5.30 m (17'5") x 1.86 m (6'1")

Range of fitted base and wall cabinets with butcher block work tops incorporating a Belfast sink unit. Space for a freezer. Stable door out to the side. Conservation roof lights. Automatic washing machine point. Tumble drier point. Quarry tiled floor. Radiator. Separate walk-in cold store larder with stone shelving and tiled floor.

UTILITIES CUPBOARD

1.96 m (6'5") x 1.00 m (3'3")

Boiler room housing the floor standing Worcester oil fired boiler. High pressurised hot water cylinder, electric light and fuses and controls for the solar panels and backup generator. Quarry tiled floor.

CLOAKROOM

1.53 m (5'0") x 1.00 m (3'3")

Low flush WC with a concealed cistern set into a panelled surround. Wash hand basin. Quarry tiled floor. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Sash window to the front elevation. Radiator. Wall lights.

BEDROOM ONE

6.29 m (20'8") x 3.00 m (9'10")

A large and airy main bedroom with a part vaulted ceiling exposing original beams. Pair of sash windows to the front and rear. Pair of radiators. Fitted wardrobe. Fitted cupboard. Television point. Telephone point.



EN-SUITE SHOWER ROOM

2.60 m (8'6") x 1.35 m (4'5")

Fully tiled walk-in shower with rainhead shower overhead. Pedestal wash hand basin. Low flush WC. Bidet. Half panelled walls. Exposed beam. Velux roof light. Tiled floor with underfloor electric heating. Heated towel rail – dual fuel.

BEDROOM TWO

4.00 m (13'1") x 3.87 m (12'8")

Sash window to the front elevation. Two radiators. Panelled ceiling. Fitted wardrobe. Fitted cupboard.



BEDROOM THREE

5.53 m (18'2") x 3.57 m (11'9")

Part vaulted ceiling exposing original beams. Pair of sash windows to the rear and side. Radiators. Fitted wardrobe. Ornamental fireplace. Picture light. Feature panelled wall.



EN-SUITE BATHROOM

2.38 m (7'10") x 2.15 m (7'1")

Bath with a panelled surround and shower overhead. Tiled walls to part. Wash hand basin and WC set into fitted cabinets. Bench seating with inset lights. Tiled floor with underfloor electric heating. Recessed lights. Extractor fan. Dual fuel heated towel rail. Electric shaver point.



EN-SUITE SHOWER ROOM

2.60 m (8'6") x 1.35 m (4'5")

Fully tiled walk-in cubicle with double showerhead. Wall hung wash hand basin. Low flush WC. Tiled floor with underfloor electric heating. Dual fuel heated towel rail. Sun tube. Electric shaver point.

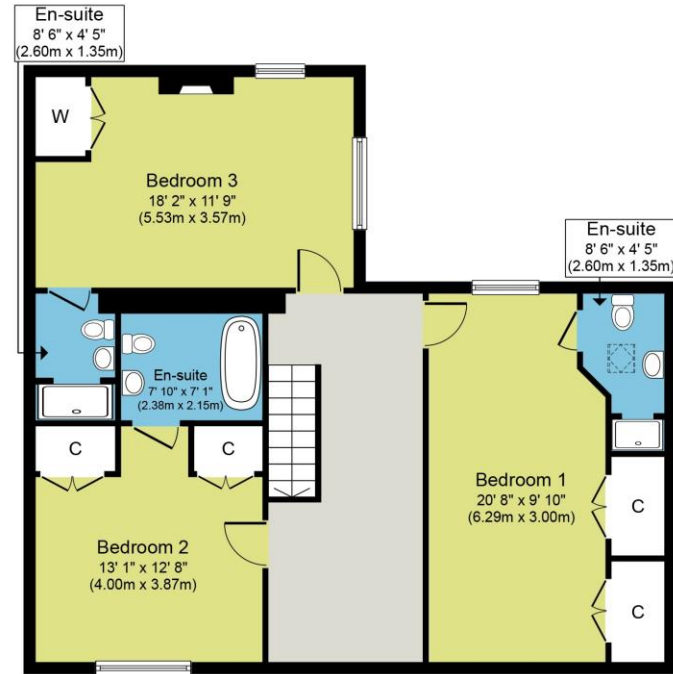




GREEN FARMHOUSE FLOORPLAN



Ground Floor
Approximate Floor Area
1,312 sq. ft.
(121.9 sq. m.)



First Floor
Approximate Floor Area
931 sq. ft.
(86.5 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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THE BARN ACCOMMODATION



PORCH

Half glazed oak door. Inner door. Windows to both sides. Bespoke bench seating. Part panelled walls.

DINING KITCHEN

10.00 m (32'10") x 4.70 m (15'5")

A high-quality kitchen with a bespoke range of fitted base and wall cabinet topped with granite worktops incorporating sink unit. Aga set within a tiled recess. Integrated dishwasher. Integrated fridge freezer. Integrated oven/microwave, washing machine and tumble dryer. Large, fitted storage cupboard. Stairs to the first floor. Window to the front.

LIVING ROOM

(measurement included from the Dining Kitchen)

Dual aspect room with a pair of windows to the rear and french doors leading out onto the terrace style front garden. Woodburning stove set upon a stone hearth. Wall lights. Television point. Telephone point. Underfloor heating.

FIRST FLOOR

BEDROOM ONE

4.70 m (15'5") x 4.00 m (13'1")

Velux roof light with bespoke wooden fitted shutter. Range of fitted bedroom furniture. Television point. Radiator. Feature beams.

DRESSING ROOM

1.77 m (5'10") x 1.50 m (4'11")

Fitted shelving and hanging space.

EN-SUITE SHOWER ROOM

1.95 m (6'5") x 1.46 m (4'9")

Corner shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome, duel fuel, ladder towel rail. Extractor fan. Underfloor electric heating.

BEDROOM TWO

4.70 m (15'5") x 2.70 m (8'10")

Velux roof lights with bespoke wooden fitted shutter. Niche window to the side. Fitted furniture. Storage. Radiator. Feature beams.

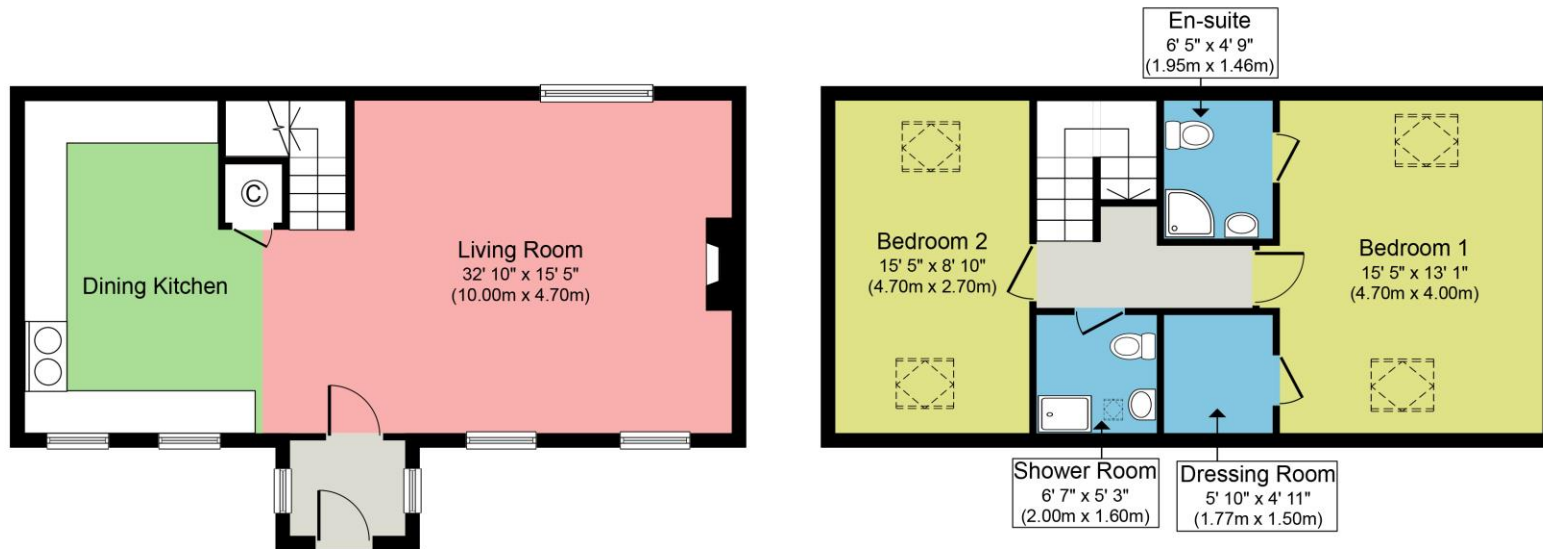
SHOWER ROOM

2.00 m (6'7") x 1.60 m (5'3")

Shower cubicle. Low flush WC. Pedestal wash hand basin. . Chrome, duel fuel, ladder towel rail. Extractor fan. Underfloor electric heating. Velux roof light.



THE BARN FLOORPLAN



The Barn Ground Floor
Approximate Floor Area
531 sq. ft.
(49.4 sq. m.)

The Barn First Floor
Approximate Floor Area
506 sq. ft.
(47.0 sq. m.)

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THE GRANARY



ENTRANCE HALL

Tiled floor with under floor heating. Fully glazed arched cart shed opening to the front with front door. Exposed beams. Spiral staircase to the first floor, leading to the living room and kitchen.

WET ROOM

2.30 m (7'7") x 2.28 m (7'6")

Fully tiled floor and walls. Double shower. Low flush WC. Wall hung wash Hand basin. Chrome, dual fuel, ladder towel rail. Underfloor heating. Recess ceiling lights. Casement window to rear. Extractor fan.

UTILITY ROOM

2.17 m (7'1") x 0.80 m (2'7")

Tiled floor with underfloor heating. Fuses. Plumbing for automatic washing machine point. Space for a tumble dryer and small freezer. Heating controls and services for Worcester external combination oil central heating boiler.

BEDROOM

4.46 m (14'8") x 2.85 m (9'4")

Light and airy aspect room with the front aspect given over to an arched cart shed opening with floor to ceiling windows. Tiled floor and underfloor heating. Range of fitted wardrobes and drawers. Five amp lighting circuit.

FIRST FLOOR

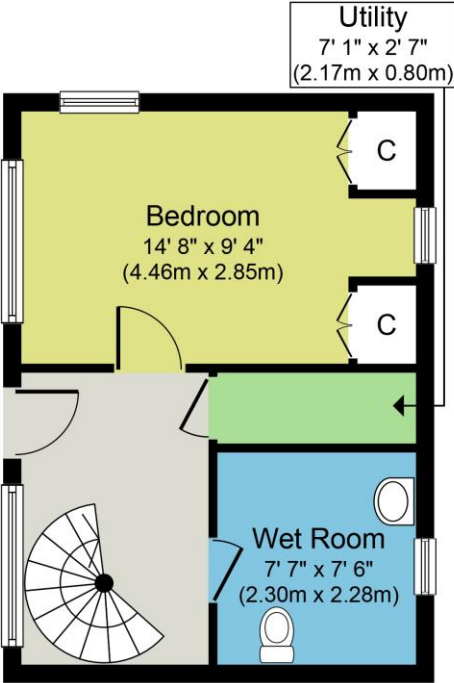
DINING KITCHEN, LIVING ROOM WITH BALCONY

6.50 m (21'4") x 4.60 m (15'1")

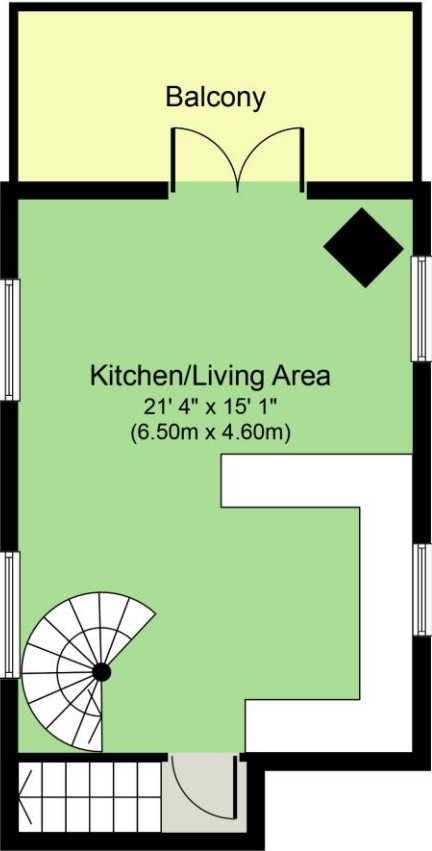
A spacious open plan room with a vaulted ceiling and 360 degree views . French doors open out onto a balcony from which there is a lovely view over the land and across the moors. Woodburning stove set on a brick hearth. Television point. Pair of radiators. Wood effect flooring. Stable door to the rear opening onto the original Granary steps. Kitchen with a range of granite topped base cabinets with matching wall units incorporating an inset single bowl sink unit with mixer tap. Integrated Bosch electric oven with four induction hob and extractor fan overhead. Integrated fridge integrated Hotpoint dishwasher. Stone effect floor to part with the remainder being a wood laminate floor.



THE GRANARY FLOORPLAN



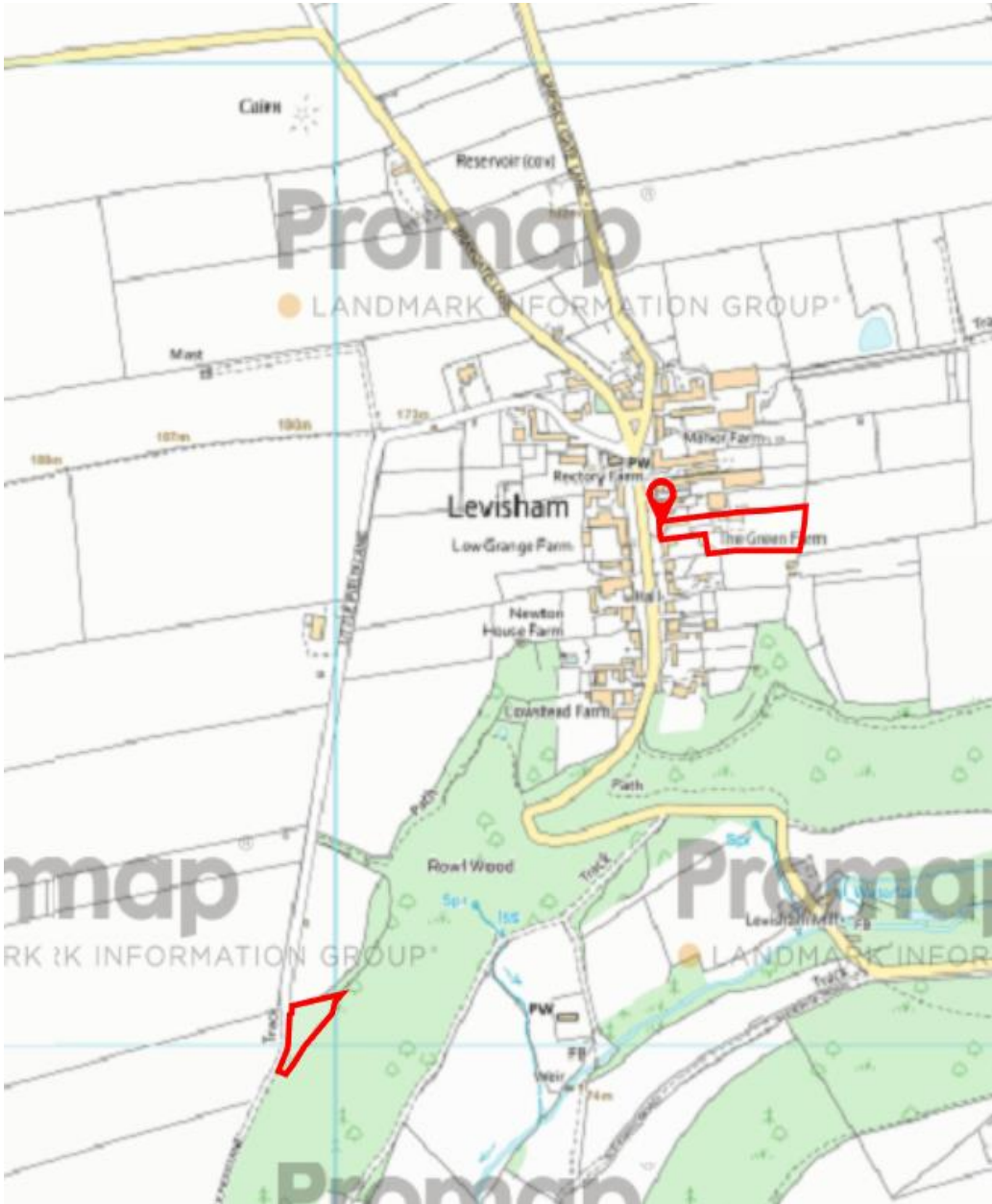
The Granary Ground Floor
Approximate Floor Area
300 sq. ft.
(27.9 sq. m.)



The Granary First Floor
Approximate Floor Area
325 sq. ft.
(30.2 sq. m.)

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LAND PLAN



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 hedges etc. All boundaries and areas are subject to verification with the title deeds.

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 Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Drainage is to two separate septic tanks, both compliant. Oil fired central heating.

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

Council Tax: Green Farm Band F. The Barn Band A. The Granary Band A

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766

Details prepared August 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 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.

MONEY LAUNDERING REGULATIONS 2003 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.

