

SANDS FARM

WILTON, PICKERING, NORTH YORKSHIRE

CUNDALLS
Est 1860

savills





SANDS FARM

WILTON, PICKERING, NORTH YORKSHIRE, YO18 7JY

SUPERB ESTABLISHED HOLIDAY COTTAGE BUSINESS WITH DISTINCTIVE AND UNIQUE SPACE FOR EVENTS

Three bedroom family home / managers residence

Former chapel converted into an excellent 4 bedroom holiday cottage

Six further holiday cottages, with extensive recent refurbishments

Sizable court yard with 3 quality holiday cottages

Established business with potential for further growth

Bespoke and unique event and dining space

Useful storage building and workshop

Outdoor play area and paddocks

Private gardens and large parking area

Prime location for North Yorkshires top visitor and activity spots

In all about 1.48 acres

Pickering 4 miles ♦ Scarborough 14 miles ♦ Whitby 22 miles ♦ York 28 miles

(All distances are approximate)

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Daisy Cottage



Daisy Cottage



Daisy Cottage



Chapel Lodge



Daisy Cottage



Daisy Cottage



Daisy Cottage

Introduction

Sands Farm Cottages offers an extensive and well developed holiday cottage complex with characterful residential accommodation and wonderful event and dining space. The property includes a three bedroom family home and seven holiday cottages which have been created through gradual and high quality conversion from stone farm buildings and a former Methodist Chapel.

Set within the small village of Wilton, close to the pretty village of Thornton-le-Dale, the property is ideally positioned to take advantage of the established local tourist market and lies very close to the North York Moors National Park and East Coast attractions.

Attractions nearby include Dalby Forest, Flamingo Land, Eden Camp, North Yorkshire Moors Railway, Castle Howard, the historic market town of Pickering and coastal resorts of Scarborough, Whitby, Filey and Robin Hoods Bay.

Sands Farm House

The principal house at Sands Farm sits close to the entrance and extends to three first floor large double bedrooms, with a dining kitchen and living room with log burning stove on the ground floor. The property incorporates many period features and makes for an attractive residence for an owner or manager. There is scope to increase the owners living accommodation, which is currently divided providing a separate one bedroom disabled access holiday cottage at the rear. If this was reincorporated there is versatility to provide a larger family home.

Holiday Cottages

Seven characterful holiday cottages of varying size which have been subject to a rolling schedule of refurbishment and upgrading works and comprising one 4 bedroom cottage, two 3 bedroom cottages, two 2 bedroom cottages and two 1 bedroom cottages. Each cottage is individual in character with beamed ceilings and feature stone walls with five cottages having open fires. Chapel Lodge, Fuchsia, Poppy, Rose and Daisy Cottages each have private hot tubs and gardens whilst Honeysuckle and Jasmine have a communal hot tub situated in a shared courtyard. All the cottages are available for short breaks during off peak periods and last minute during peak periods, often booked together for large groups.

Fuschia and Poppy Cottages - both cottages have one double bedroom each with a king size four poster bed. Both have a private garden with hot tub seating up to 4 people. Fuchsia Cottage is designed to accommodate guests with mobility difficulties with level access and an ensuite wetroom.

Daisy Cottage – refurbished in 2023 is situated adjoining the north side of the house, this cottage is spacious with two doubles and one twin bedroom, all with ensuites. Daisy Cottage has a private garden and hot tub.

Chapel Lodge – the largest cottage also refurbished in 2023, with two double rooms and two twin rooms, all with ensuite shower rooms, one with bath. Chapel Lodge is a detached property with a private garden, patio and hot tub.

Rose Cottage – a three bedroom cottage with a double bedroom with ensuite, two twin bedrooms and a communal bathroom.

Situated around a courtyard with a communal patio and hot tub are Honeysuckle and Jasmine Cottages.

Honeysuckle and Jasmine Cottages – both cottages sleep 4 guests with a king size room on the ground floor and a twin bedroom in the eaves. Each cottage has a ground floor bathroom with large hot tub seating 8 people.

Name	Bedrooms
Chapel Lodge	4 – sleeps 8
Daisy Cottage	3 – sleeps 6
Rose Cottage	3 – sleeps 6
Honeysuckle Cottage	2 – sleeps 4
Jasmine Cottage	2 – sleeps 4
Poppy Cottage	1 – sleeps 2
Fuchsia Cottage	1 - sleeps 2

Rocking Horse Barn

The vendors have created a unique stylish venue space, currently utilised for events and parties. This has been developed from a large portal frame building, with large windows and double height open to the eaves, it is a superb addition to the property and business. The facility also includes a bar, commercial kitchen, WC and disabled WC. The venue can seat up to 50 people.

The current owners use Rocking Horse Barn for one off events and regular cuisine nights, occasional live music, beer, wine and whiskey tasting events. The space is often booked by group visitors to the property for family events and could be further developed to offer an more formal café or food and beverage offering to serve guests and visitors alike.



Honeysuckle Cottage



Honeysuckle Cottage



Honeysuckle Cottage



The games room



Chapel Lodge



Chapel Lodge



Chapel Lodge



Chapel Lodge



Chapel Lodge

Additional Buildings and Car Parking

To the rear of the property there are further service buildings for the business and car parking.

Games Room

This recreation building is sited between the Cottages and The Rocking Horse Barn, the building is a timber construction and includes a range of entertainment and games for visitors use.

General Remarks and Stipulations

Viewing

Viewing is strictly by appointment through Savills York Office, telephone 01904 617800.

Tenure and Possession

The property is offered for sale freehold subject to forward bookings and contracts with letting companies.

Method of Sale

The property is offered for sale by private treaty however the agents reserve the right to conclude negotiations by any other means at their discretion.

Services

Mains water and electricity. Drainage is to a private system. Propane gas central heating to both the house and cottages.

Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Website

The properties are currently let primarily through their own website - www.sandsfarmcottages.co.uk as well as being advertised through other third party letting agents.

Council Tax and Business Rates

Sands Farm Cottages is listed as Council Tax band B and the amount payable for 2022/2023 is £1,619.61 and the holiday lets are registered for Business Rates with a rateable value of £17,750 with the amount payable following Small Business Rate Relief in 2022-2023 is £8,857.25.

Energy Performance

Copies of the full Energy Performance Certificates are available upon request.

Date information

Photography taken - May 2022 and 2023
Brochure prepared - May 2023
Reference WD/LS31052023



Chapel Lodge



Rose Cottage



Rose Cottage



Sands Farm



Rocking Horse Barn



Rocking Horse Barn



SANDS FARM

Approximate Gross Internal Area:

Farmhouse = 247.26 sq.m / 2,661.48 sq.ft

Fuschia Cottage = 49.94 sq.m / 537.54 sq.ft

Poppy Cottage = 83.93 sq.m / 903.41 sq.ft

Daisy Cottage = 133.36 sq.m / 1,435.47 sq.ft

Chapel Cottage = 142.20 sq.m / 1,530.62 sq.ft

Rose Cottage = 107.98 sq.m / 1,162.28 sq.ft

Honeysuckle Cottage = 77.65 sq.m / 835.81 sq.ft

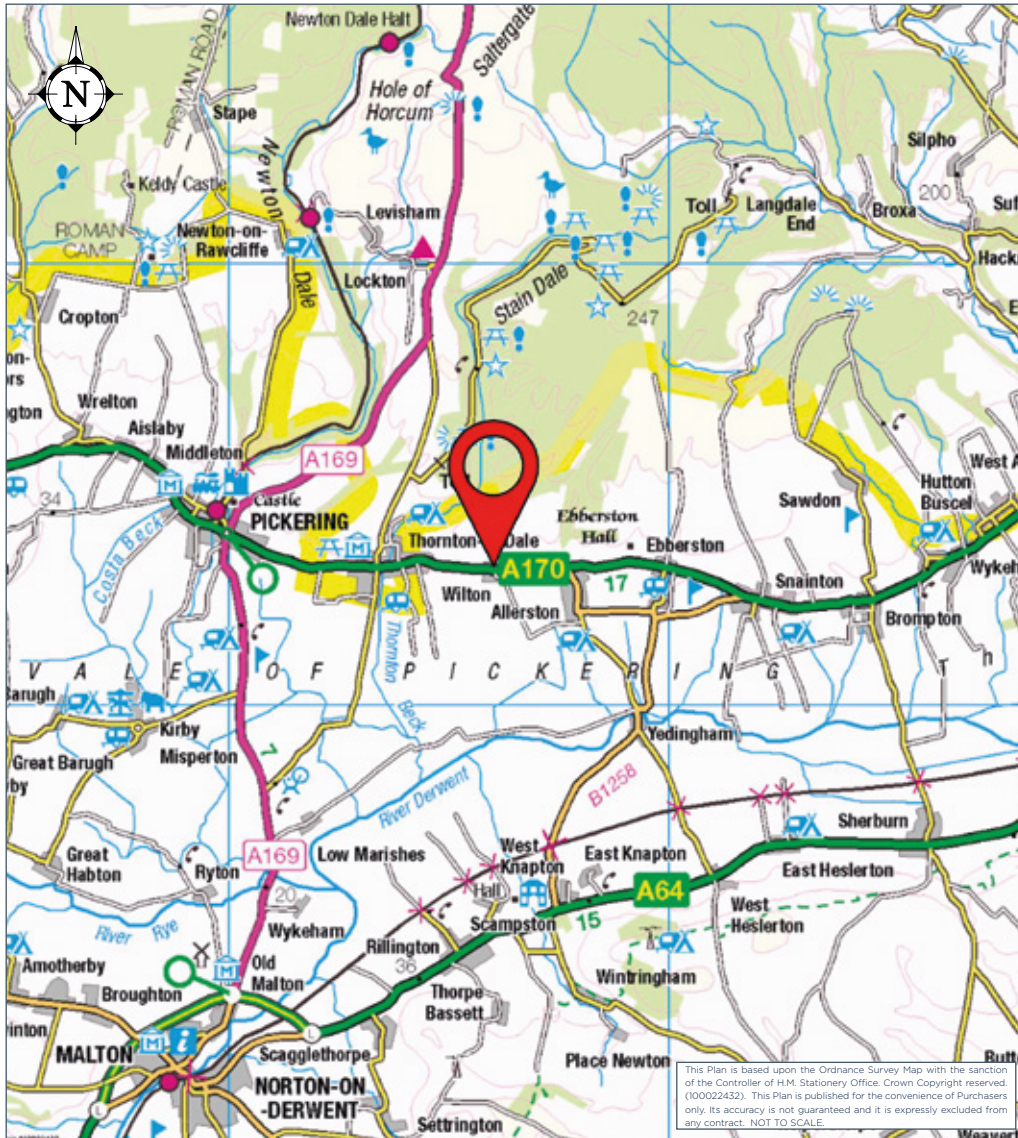
Jasmine Cottage = 79.53 sq.m / 856.05 sq.ft

Rocking Horse Barn = 121.77 sq.m / 1,310.72 sq.ft

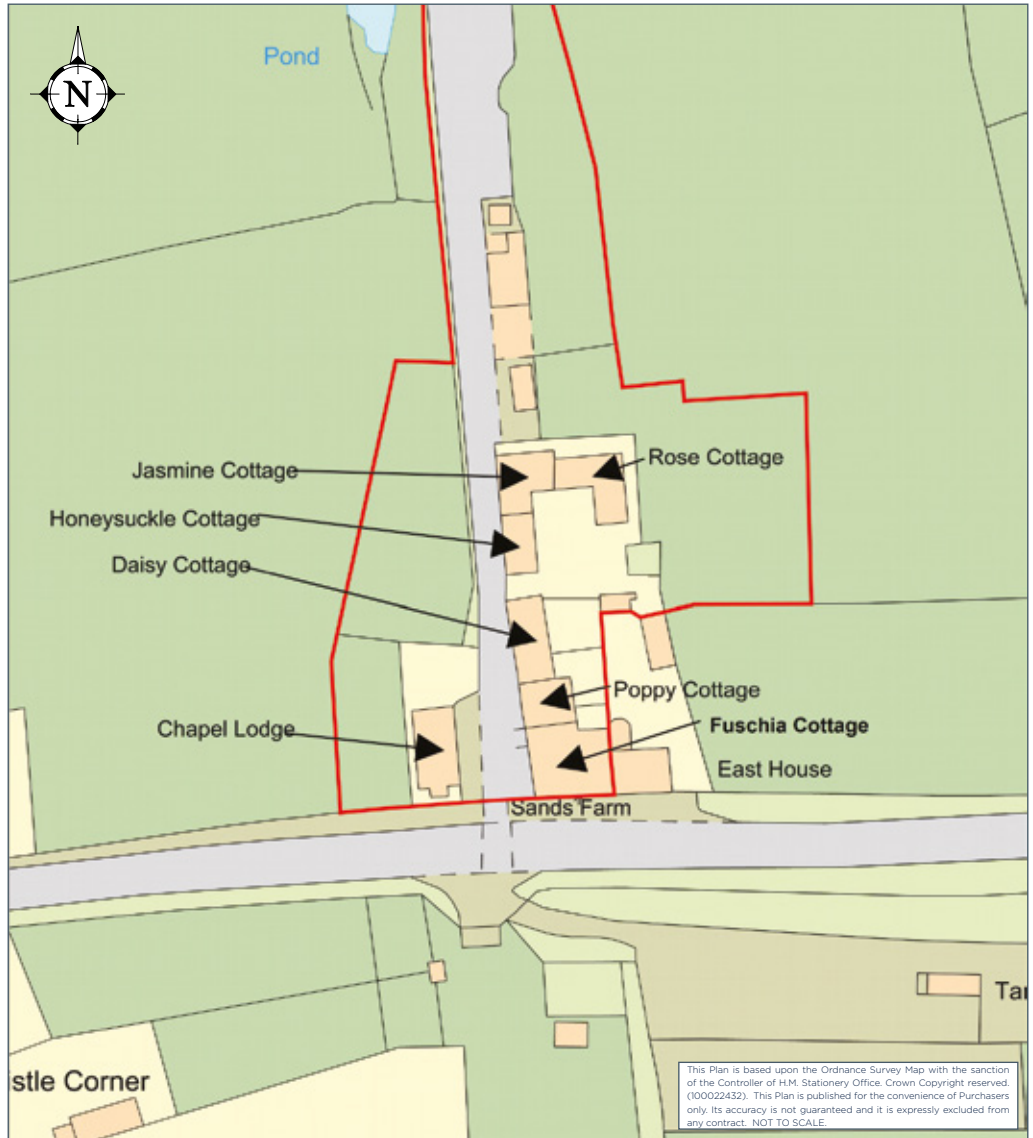
Total = 1,043.62 sq.m / 11,233.43 sq.ft

For illustrative purposes only. Not to scale.





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