



HILL END

MARTON, SINNINGTON, YORK, NORTH YORKSHIRE, YO62 6RD

CUNDALLS

EST 1860



HILL END MARTON YORK

Kirkbymoorside 3 miles, Pickering 5 miles, Malton 9 miles, York 27 miles (all distances approximates)

EDGE OF VILLAGE COUNTRY PROPERTY WITH LAND

“Hill End is a beautifully located country property, situated in a private position on the edge of Marton village between Kirkbymoorside and Pickering. The property comprises a 4 bedroom period dwelling, stable buildings and in all around 23 acres”

- **House:** A lovely period house situated in lovely private landscaped gardens. In brief the property extends to over 3,000sq.ft and comprises: Entrance Hall, Kitchen/Diner, Utility Room, Pantry, Dining Room, Sitting Room, Garden Room, Living Room, Snooker Room, Study, Boiler Room. To the first floor is a Bedroom with en-suite and dressing room/study area, Three further Bedrooms and a Bathroom.
- **Buildings:** A separately accessed range of buildings providing immediate access to the grassland. The buildings provide 3 stables, tack room and stores.
- **Land:** In all the property amounts to approximately 23 acres of grazing and mowing land interspersed with mature trees and part with frontage to the River Seven

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,295,000

DESCRIPTION

Hill End is a residential and equestrian property of immense charm, situated in a lovely private edge of village position in the most glorious, landscaped gardens and grounds to the north west of Marton village in the Vale of Pickering.

On the market for the first time in 55 years, Hill End comprises a lovely period 4 bedroom house in extensive gardens and grounds, stables and stores and in all is within 23 acres of grassland.

Hill End is believed to date back to the 1800's and has been in the same ownership since the 1969. The sensitive and thorough restoration of the property and its grounds is a real testament to the owner's vision for the property, with a number of significant recent improvements including double glazed windows throughout and the additions of a stylish garden room to the far end of the house, with bifold doors opening out onto the walled garden and grounds. Well cared for throughout the house now offers huge scope and potential for a new purchaser to make their own mark on the property, which despite its age and innate character benefits from being both unlisted and from being outside of the conservation area which covers much of the village.

The accommodation is arranged over three floors, with a range of buildings to the eastern wing providing potential to extend the accommodation further, if needed and subject to any planning consents. In brief, the property comprises entrance hallway with cloakroom, dual aspect living room, breakfast kitchen with high quality kitchen cabinetry by Hovingham Interiors and a separate utility room to the rear. Dining room through to the sitting room with open fire and then through to the garden room at the far end. To the eastern wing is a large snooker room, boiler house, study with cloakroom and access into a range of traditional outbuildings providing useful workshop and storage space.

On the first floor is a large master suite with library landing, bedroom, bathroom and separate WC. There are three further bedrooms and the house shower room. To the top floor are two attic rooms which could serve as occasional extra bedrooms, home office suite or playrooms.

The property is approached via Marton Common lane which forks into two, with one branch leading off to the land and stables and the other opening onto a large area of private parking, with garage building and wood store.

There is a useful range of outbuildings providing stabling, tack room and stores and in all the property sits within 23 acres, of which around 21.9 acres is grazing and mowing land.

Overall, the property is a perfect proposition for those looking to find a private yet accessible country property with the benefit of buildings and land. The property is situated in an accessible yet private edge of village location and should appeal to those with smallholding or equestrian interests.

LOCATION

Hill End is accessed off a public maintained highway from the Marton Road leading to a private tarmac drive that leads into the property.

The property is situated adjacent to open countryside to the east, west and part north and residential houses on the edge of the village to the south.

Marton is a popular and attractive rural village situated around 3 miles to the south of the market town of Kirkbymoorside and 5 miles to the west of the market town of Pickering.

The village is characterised by a wide main street with predominantly period properties and a large village green with the River Seven flowing through the village.

Marton provides no services or amenities, however both Pickering and Kirkbymoorside are a short distance 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 27 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.



HOUSE

The residential accommodation at the property is situated in Hill End which is a period dwelling most likely dating back to the 1800's and comprised a traditional farmhouse which has been modernised and extended over the past 55 years.

The subject property is constructed of stone under a pitched pantile roof with double glazed timber windows and living accommodation over ground and first floors.



The property comprises the following accommodation:

ENTRANCE PORCH

Half glazed door to the front. Fitted cupboard. Tiled floor. Fully glazed door to

ENTRANCE HALL

Radiator. Tiled floor.

CLOAKROOM.

Low flush WC. Wash hand basin in vanity . Window to the rear. Radiator. Half panelled walls.

DINING KITCHEN

5.58 m (18'4") x 3.84 m (12'7")

A high qual range of kitchen cabinetry by Hovingham interiors; solid wood units with marble worktops incorporating a double bowl sink unit. Integrated Bosch double oven. Integrated four ring Bosch hob with extractor hood overhead. Dishwasher point. Beamed ceiling. Recessed ceiling lights. Window to the front. Tiled floor.

UTILITY ROOM

3.44 m (11'3") x 2.48 m (8'2")

Fitted units with stainless steel sink unit automatic washing machine point. Tumble point. Windows to two sides. Half glazed door out.

PANTRY

2.61 m (8'7") x 2.29 m (7'6")

Two windows to the rear and side. Fitted shelving. Tiled floor.

DINING ROOM

4.40 m (14'5") x 4.26 m (14'0")

Bay window to the rear. Cast iron multi fuel stove with a copper hob and stone hearth and oak mantel with fireside fitted cupboard. Curved radiator. Radiator. Stairs to the first floor with window to the rear. Beams. Wall light points.

SITTING ROOM

5.51 m (18'1") x 2.61 m (1'10")

Bay window to the rear. Curved radiator. Open fire with a marble hearth with a pair of fireside arched recesses. Wall lights. Radiator. French doors

GARDEN ROOM

4.92 m (16'2") x 3.13 m (10'3")

Vaulted ceiling. Bifold doors open out to the garden. Casement window to the front. Velux roof light. Stone flagged floor. Vertical radiator.

LIVING ROOM

5.56 m (18'3") x 4.78 m (15'8")

Dual aspect room with windows to the front and rear. Multi fuel stove set into a stone fireplace and flagged hearth and oak mantel. Dado rail. Wall light points. Beamed ceiling. Radiators

SNOOKER ROOM

6.98 m (22'11") x 4.97 m (16'4")

Exposed stone walls to part with half panelled walls. Pair of radiators set behind fretted covers. Exposed stone walls to part. Double glazed window to the side. Fitted coats cupboard.

BOILER ROOM

4.73 m (15'6") x 3.5 m (12'0")

Single glazed window to the side. Floor standing Trianco oil boiler. Oil tank. Overhead storage. Door out to the side.

STUDY

2.78 m (9'1") x 2.47 m (8'1")

Windows to the courtyard. Exposed stone walls to part.

CLOAKROOM

Low flush WC. Pedestal wash hand basin. Window to the side. Loft inspection hatch.

WORKSHOP

4.28 m (14'1") x 2.42 m (7'11")

Fitted workbenches. Electric light and power. Door out

STORE

6.42 m (21'1") x 4.28 m (14'1")

Casement window to the side. Door out to the side. Electric light and power.,

FIRST FLOOR

GALLERIED LANDING.

Radiator. Window to the rear. Stairs to the Second Floor.

BEDROOM ONE

5.54m (18'2") x 3.59 m (11'9")

Dual aspect front and side. Wardrobes. Radiator with fretted cover. Bedroom furniture. Wall light. Television point

BEDROOM TWO

3.54 m (11'7") x 3.50 m (11'6")

Casement window to the front. Radiator. Fitted storage cupboard.

BEDROOM THREE

3.87 m (12'8") x 2.54 m (8'4")

Casement window to the front. Radiator. Fitted cupboard with shelving.

SHOWER ROOM

2.81 m (9'3")

Walk in shower cubicle with a dual rain head shower overhead. Low flush WC with concealed cistern and wash hand basin set into a vanity unit. Casement window to the rear. Extractor fan. heated ladder towel rail.

LIBRARY LANDING

Fitted book shelving. Radiator. Casement window to the front. Beam. Inspection hatch.

BEDROOM FOUR

5.50 m (18'1") x 3.26 m (10'8")

Dual aspect front and side. Wardrobes. Radiator. Bedroom furniture. Wall light. Beam,

CLOAKROOM

Low flush WC. Window to the rear. Exposed beam.

BATHROOM

2.25 m (7'5") x 1.95 m (6'5")

Bath with tiled surround. Bidet. Pedestal wash hand basin. Window to the rear. Heated towel rail.

SECOND FLOOR

ATTIC ROOM

4.30 m (14'1") x 3.57 m (11'9")

ATTIC ROOM

3.57 m (11'9") x 3.51 m (11'6")



GARDEN AND GROUNDS

Hill End is framed by a distinctive courtyard to its front, with flagged Yorkshire stone interspersed with colourful plantings and shrubs, edged by stone walls to all sides. To the side is a classic English walled garden with broad well stocked flower borders filled with traditional cottage style plantings where a combination of herbaceous shrubs, perennials and flowers have been used to great effect, creating a garden which has year round colour and interest. Banks of azaleas and rhododendrons provide an arresting display of colour. At the centre is an ornamental pond surrounded by a rockery. Two separate doors open out from the garden wall, one into a former vegetable and soft fruit garden and the other into a barn with access to the paddock and stables.

BUILDINGS

Situated to the south of the house the land and buildings have a separate road access from the public highway and the property benefits from the following storage and agricultural buildings:

TRADITIONAL STONE & PANTILE STORAGE BUILDING

40.2m²

A stone and pantile storage outbuilding providing log store etc near house

STABLE BUILDING & LOOSE BOX

46.25m²

Stone and pantile building providing three loose boxes/stables and tack room.

HAY BARN

126m²

Timber pole barn with earth floor, Yorkshire boarding and profile sheeting with fibre cement roof providing hay barn and general store.



LAND

In all the property amounts to around 23 acres and there is approximately 21.94 acres of agricultural grazing and mowing land with the remainder comprising house, yard, buildings, gardens and grounds.

The agricultural land is predominantly situated to the west of the house and buildings and comprises five main paddocks providing grazing and mowing facilities.

The land slopes from north to south with one steep sloping field to the immediate northern boundary and lower lying land to the south.

The land comprises permanent pasture grazing land with mature hawthorn hedgerows and post and wire fencing.

There is a small area of around 0.38 acres bisected from the main holding which comprises a scrub and wooded area adjoining the River Seven



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land was previously registered for the RPA BPS scheme but no entitlements will be transferred with the sale of the property. The property is not within 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.

SPORTING, TIMBER & MINERAL RIGHTS

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

DEVELOPMENT CLAWBACK / OVERAGE

The vendors will retain a development overage for a period of 25 years from completion on the agricultural land whereby they will be entitled to 50% of uplift in value in the event of a planning consent for a non agricultural or equestrian use on the land.

BOUNDARIES

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

METHOD OF SALE

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. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries please contact either Tom Watson FRICS or Judith Simpson. email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric and water supply. Private drainage. Oil central heating.
Council Tax:	Band G.
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697 820
Postcode:	YO61 4BD
EPC:	See EPC enclosed.
Guide Price:	£1,395,000.

Details and photographs prepared May 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.







Ground Floor
Approximate Floor Area
2,765 sq. ft.
(256.9 sq. m.)

First Floor
Approximate Floor Area
1,131 sq. ft.
(105.1 sq. m)

Second Floor
Approximate Floor Area
342 sq. ft.
(31.8 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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