

An aerial photograph of a rural landscape. In the foreground, a cluster of farm buildings with red and grey roofs is situated in a green field. The field is divided into several sections by stone walls. A road or path runs along the bottom edge of the farm. In the background, a large, rolling hill covered in green vegetation rises up. The sky is blue with scattered white clouds.

## **BOTTON GROVE FARM**

DANBY HEAD, DANBY, WHITBY, NORTH YORKSHIRE, YO21 2NH

**CUNDALLS**

EST 1860



## **BOTTON GROVE FARM**

DANBY HEAD, DANBY  
WHITBY

NORTH YORK MOORS NATIONAL PARK

*Castleton 3 miles, Whitby 18 miles, Guisborough 10 miles, Kirkbymoorside 15 miles, Teesside 20 miles (all distances approximate)*

### **A BEAUTIFULLY SITUATED COUNTRY PROPERTY.**

**COMPRISING A RECENTLY RESTORED GEORGIAN FARMHOUSE, RANGE OF TRADITIONAL & MODERN BUILDINGS, SET IN OVER 60 ACRES OF LAND AND GROUNDS**

**Farmhouse** – A meticulously refurbished farmhouse, amounting to over 3,000 square feet of versatile accommodation over three floors. Attractive grounds and gardens which have been newly landscaped to create a number of outdoor areas and hardstanding offering ample parking.

**Buildings** - A comprehensive range of modern and traditional farm buildings. Traditional buildings offering potential for conversion. Modern buildings providing stabling, workshop and storage facilities and livestock housing.

**Land** – In all 63.6 acres of which is predominantly west facing grassland utilised for grazing and mowing.

**Location** – Privately situated within a wonderfully elevated position and within easy reach of both Danby & Castleton villages.

**FOR SALE BY PRIVATE TREATY**  
**GUIDE PRICE: £1,850,000**

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## DESCRIPTION / BACKGROUND

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Botton Grove is a beautifully located country property comprising a fully renovated 5 bedroom farmhouse, large range of traditional and modern buildings and situated within 63 acres within the wonderful scenery of the North York Moor National Park, with outstanding views from all angles. An ideal property for those with equestrian, smallholding or farming interests, or equally for those buyers valuing privacy, peace and quiet and a superb outlook.

A handsome Georgian farmhouse, Botton Grove was built in 1804 and has the elegant, well-proportioned rooms typical of this era, with original moulded coving, reveals to the sash windows and ornate carved door pediments. Innately characterful the farmhouse has been comprehensively renovated and re-furnished to a high standard throughout, with an emphasis on creating an efficient period home to run, with high levels of insulation throughout, a renewed central heating system and double glazed units. The kitchen was refitted with a high quality range of cabinets and magma gold granite worktops and each bathroom fitted with heritage style bathroom fittings. The flooring has largely been replaced and zoned underfloor heating installed to the ground floor alongside new heritage style column radiators to the first floor.

Attractively appointed throughout the house provides 3,412 square feet of accommodation which briefly comprises the following. Entrance hall with return stair phase to the first floor. Front facing sitting room and a rear facing snug. Large dining kitchen with Laura Ashley cabinets, granite tops and integrated appliances. Adjoining utility room with access down into the cellar and a separate cloakroom.

To the first floor is a master bedroom suite with dressing room and en-suite bathroom, three further first floor double bedrooms and the main house bathroom with freestanding tub and separate shower. The second floor is arranged as three large rooms, currently a cinema room, games room and storeroom they offer a good degree of flexibility to provide further bedrooms if required.

Botton Grove is privately situated and set back behind electric gates and up a lengthy driveway lined with spring bulbs. The garden and grounds have been landscaped by the current owners into a colourful and pretty English country style garden. The garden was originally open fields but now offers well stocked flower borders, lawned grounds and both a soft fruit and vegetable garden and a large orchard of apple, plum and pear trees. Over 5,000 trees have been planted on the land, creating a large shelter belt in the years to come.

Botton Grove is set within a block of 63 acres, the majority of which is grazing and grassland, well secured by fence, hedge or stone walls and with water to most fields. The property comes with a comprehensive range of modern and traditional farm buildings. The modern buildings are well suited to support an agricultural or equestrian buyer. The traditional buildings comprise a range of handsome dressed stone farm buildings which could offer some redevelopment potential – subject to all necessary planning consents.



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## LOCATION

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The main attraction of the property is the situation; it is located in open countryside, in a private and peaceful position, yet is easily accessible via the A171 (Whitby and Teesside road).

The nearest services are in Castleton which is a well-served village nestling in a fold of the northern escarpment of the North York Moors National Park. Amenities available in the village include: General Store, Garage and Café with part time Post Office. There is large children's play area, two public houses, parish church and primary school. Castleton is served by the Esk Valley railway line, with services to Whitby and Middlesbrough.

The traditional sea port of Whitby is a fascinating mix of eclectic shops and high quality restaurants at the centre of the Heritage Coast and surrounded by the glorious scenery of the North York Moors National Park. It has featured in many television dramas and most famously in Bram Stoker's novel Dracula. Whitby is popular for general tourists but in particular with walkers and cyclists. There are good road links close by via the A171, A169 and the A174. The A171 provides good access to Scarborough, Whitby and Teesside.

The historic City of York is situated approximately 50 miles away with mainline trains available to Kings Cross, London and Edinburgh in under 2 hours.

## FARMHOUSE

### ENTRANCE VESTIBULE

Upvc glazed door into the porch. Tiled floor. Glazed inner door.

### ENTRANCE HALL

Elegant return stairs to the first floor with a feature arched window to the half landing. Portrait panelled walls to part. Timber floor. Exposed beams. Ornate carved pediment surrounds to the doors.



### CLOAKROOM

2.20 m (7'3"0 max x 2.10 m (6'11")

Wood flooring. High flush WC and matching pedestal wash hand basin. Sash window to the rear. Ideal gas fired central heating boiler. Manifold for the underfloor heating and zoning controls.

### FARMHOUSE KITCHEN WITH DINING AREA

7.90 m (25'9") x 4.48 m (14'7")

Generous double aspect room with sash windows to the front and rear. High quality range of fitted cabinetry by Laura Ashley with polished magma gold granite tops. Double width Belfast sink. Matching island with inset sink unit. Range of integrated appliances; double oven and microwave. Fridge. Dishwasher. Four ring induction hob with an extractor overhead. Tumbled limestone floor. Multi fuel stove set into a stone and reclaimed cast iron recess. Drying rack. Exposed stonework to part. Coving. Dining area with an open fire set within an ornate oak carved surround.



#### SIDE HALLWAY

Half glazed uPVC door out to the front. Limestone floor. Stairs to the First Floor.

#### UTILITY ROOM

6.10 m (20'0") x 2.00 m (6'7")

Fitted bench seating and coat hooks. Base unit set with a one and half bowl sink unit. Tumbled limestone floor. Cast iron multi fuel stove. Automatic washing machine point. Heritage column radiator. Window to the rear. Steps down to the cellar. Half glazed door out to the rear.

#### SITTING ROOM

4.40 m (14'5") x 3.90 m (12'10")

Cast iron multi fuel stove set into a stone lined recess with polished granite hearth and an ornately carved mantel with surround. Sash window to the front set with reveals. Timber floor, moulded coving and ceiling rose. Television point.



#### SNUG

4.00 m (13'1") x 4.00 m (13'1")

Dual aspect room with sashes to the rear and side, the rear window set with reveals and a panelled window seat. Timber floor. moulded coving and ceiling rose. Television point.

#### FIRST FLOOR

##### GALLERIED LANDING

Landing with portrait panelled walls to part. Beamed ceiling. Inner landing with stairs up to the second floor.

##### MASTER BEDROOM

4.00 m (13'1") x 3.90 m (12'10")

Sash window to the front set with reveals. Moulded coving and ceiling rose. Heritage style column radiator. Dressed stone wall to part. Open through to



##### DRESSING AREA

2.80 m (9'2") x 2.00 m (6'7")

Sash window to the front set with reveals. Television point. Moulded coving

##### EN-SUITE BATHROOM

2.40 m (7'10") x 1.73 m (5'8")

Jacuzzi bath with handheld shower. Low flush WC. Pedestal wash hand basin. Polished stone tiled walls. Wood floor. Sash window to the side. Column radiator. Wood floor. Recessed ceiling lights. Extractor fan. Coving. Dressed stone wall to part.

##### BEDROOM TWO

4.40 m (14'5") x 4.00 m (13'1")

Dual aspect room with sashes to the front and side, the front window set with reveals and a panelled window seat. Timber floor. Heritage column radiator. Dressed stone wall. Television point.



### BEDROOM THREE

4.24 m (13'11") x 3.63 m (11'11")

Sash window to the rear. Timber floor. Heritage column radiator. Television point.



### BATHROOM

4.20 m (13'9") max x 2.70 m (8'10")

Freestanding claw footed bathtub. High flush WC. Corner shower cubicle with rain head shower overhead. Marble topped wash hand basin set upon a wrought iron console. Column radiator. Sash window to the rear. Wood floor. Recessed ceiling lights. Fitted linen cupboard.



### BACK LANDING

Stairs up to the second floor. Set of steps down to the ground floor.

### BEDROOM FOUR/STUDY

5.50 m (18'1") max x 3.40 m (11'2") max

Window to the rear. Exposed beams. Radiator.

### SECOND FLOOR

#### CINEMA ROOM

8.50 m (27'11") x 4.60 m (15'1")

Exposed beams. Television point.

#### INNER STOREROOM

8.50 m (27'11") x 2.12 m (6'11")

Exposed beam.

#### GAMES ROOM/BEDROOM FIVE

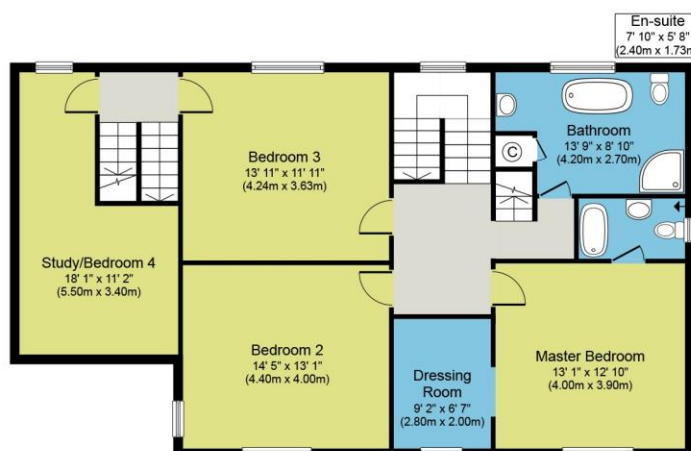
6.65 m (21'10") x front x 4.14 m (13'7")

Sash window to the side. Casement to the rear. Radiator . Eaves storage. Beams. Stairs down to the First Floor.

## FLOORPLAN



**Ground Floor**  
**Approximate Floor Area**  
**1,200 sq. ft.**  
**(111.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,183 sq. ft.**  
**(109.9 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**1,029 sq.ft.**  
**(95.6 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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## LAND & GROUNDS

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In all the farm amounts to around 63 acres of which the agricultural land on the holding amounts to approximately 60 acres and is situated within a ring fenced position, with the house at the heart of the land. Arranged as a number of fields, the land is classified as reasonably good quality pasture capable of grazing or mowing for hay. The grass enclosures are well secured by fence, hedge or stone walls and there is water to the land.

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## FARM BUILDINGS

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### TRADITIONAL OUTBUILDINGS (attached to house)

- WORKSHOP/BOILER HOUSE - 19.2ft x 15.8ft (5.85m x 4.82m)
- STORE/FORMER PIGGERIES – 18ft x 11.2ft (5.49m x 3.41m)
- STABLE – 18ft x 11.8ft (5.49m x 3.6m)
- STORE/FORMER PIGGERIES – 18ft x 8.6ft (5.49m x 2.62m)

### TRADITIONAL STONE AND PANTILE BUILDING

- STORE/PIGGERY – 13.8ft x 13.2ft (4.21m x 4.02m)
- STORE/PIGGERY – 13.8ft x 8ft (4.21m x 2.44m)
- STORE/PIGGERY – 13.8ft x 7.2ft (4.21m x 2.19m)
- STORE/PIGGERY – 13.8ft x 7.02ft (4.21m x 2.14m)
- STORE/PIGGERY – 13.8ft x 6.2ft (4.21m x 1.89m)
- FIRST FLOOR STORE/HEN HOUSE – 13.8ft x 13.2ft (4.21m x 4.02m)

### WORKSHOP / GARAGE / MACHINERY STORE

34ft x 17ft (10.36m x 5.18m) plus 20ft x 35ft (6.1m x 10.67m)

Part steel framed building and part Timber frame building with Yorkshire boarding and concrete block walls, concrete floor and profile sheeting.

### TRADITIONAL STONE AND PANTILE BUILDING/MIXER HOUSE

- MIXER HOUSE ROOM – 28ft x 20ft (8.53m x 10.67m)
- STABLE – 21ft x 15ft (6.4m x 4.57m)
- LOFT ABOVE STABLE – 21ft x 15ft (6.4m x 4.57m)
- OLD WHEEL HOUSE – 21ft x 21ft (6.4m x 6.4m)
- LEAN TO STORE – 20ft x 13.2ft (6.1 x 4.02m)

### MONOPITCH SHED

36ft x 18.5ft (10.97m x 5.64m)

Timber pole building with stone floor, concrete block walls and tin sheeting, Open to East.

### GENERAL PURPOSE BUILDING

40ft x 20ft (12.19m x 6.1m)

Clearspan timber frame building with block walling to West, South and North elevations and open sided to East, concrete floor, power and light

### GENERAL PURPOSE BUILDING

60ft x 40ft (18.29 x 12.19m)

Steel portal frame building with block walling and box profile sheeting with fibre cement roof, cement flooring, doors to West and South, power and light. Partitioned to provide 4 large stables, tack room and hay/straw storage/ Water supply. Direct access into the paddock.

### GENERAL PURPOSE BUILDING

45ft x 26ft (13.72m x 7.92m)

Steel portal frame building with earth/stone floor

### LEAN TO

30ft x 22.5ft (9.14m x 6.86m)

Timber frame building with block walling and tin sheeting above, concrete floor

### LEAN TO EAST

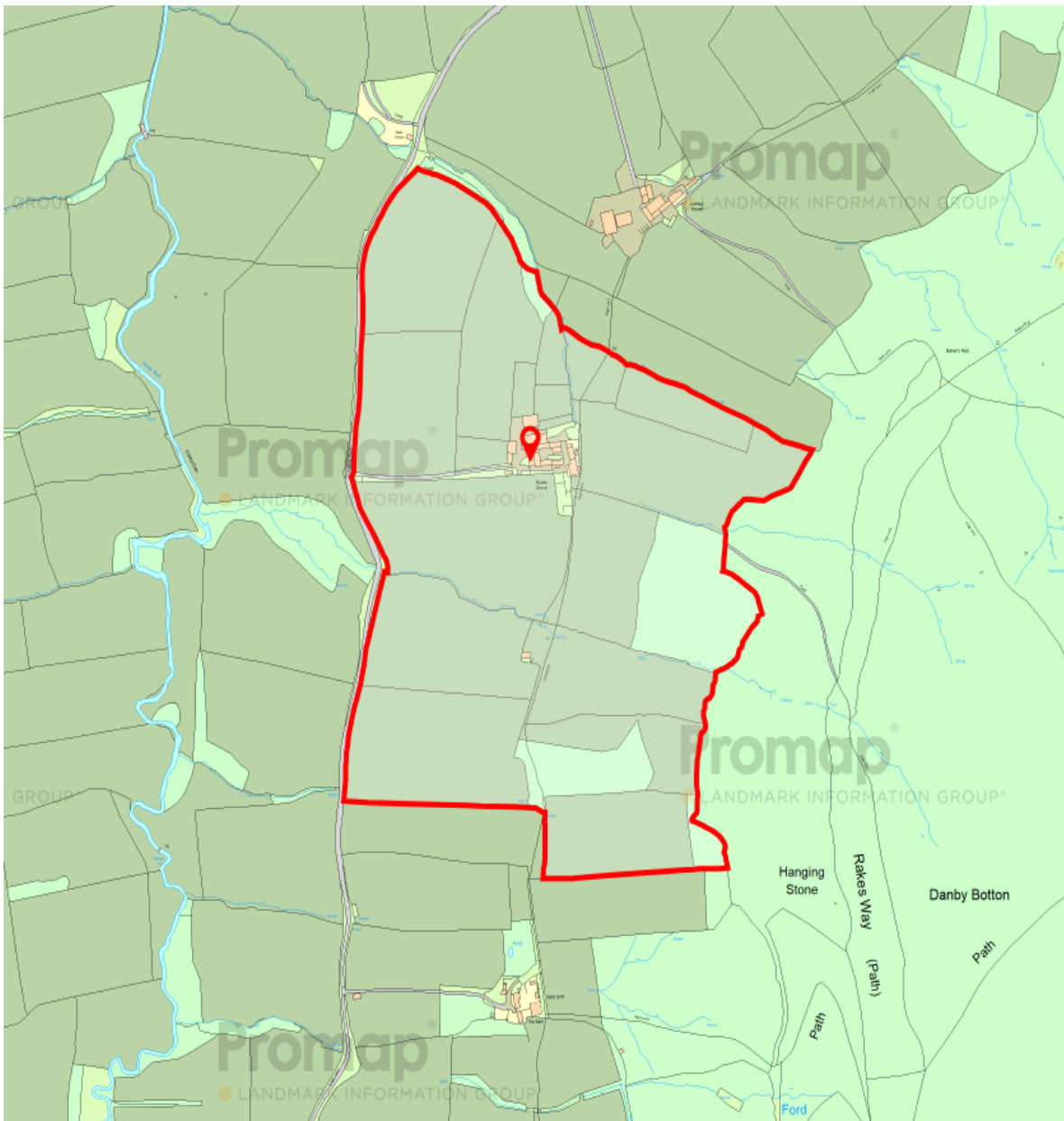
55ft x 22ft (16.76m x 6.71m)

Concrete/stone flagged floor, stone walls, timber frame with tin roof.

### TRADITIONAL STONE AND PANTILE BUILDING

- TURNIP SHED – 18.8ft x 12ft (5.73m x 3.66m)
- COW SHED – 18.8 x 11.3ft (5.73m x 3.44m)
- FULL HEIGHT STORE – 18.8ft x 16.5ft (5.73m x 5.03m)
- COW STALLS – 18.8ft x 19.5ft (5.73m x 5.94m)
- COW STALLS – 18.8ft x 12.05ft (5.73m x 3.67m)
- LOOSE BOX – 12.2ft x 18.6ft (3.72m x 5.67m)
- BULL PEN – 18ft x 14ft (5.49m x 4.27m)
- LOFT ABOVE BULL PEN – 18.8ft x 14ft (5.73m x 4.27m)





## 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.

### SPORTING, TIMBER & MINERAL RIGHTS

Timber and mineral rights are in hand and included in the sale. Sporting rights are excluded and are owned by Dawney Estates, Wykeham.

### GRAZING RIGHTS

The farm has the benefit of 160 sheep grazing rights over the adjoining Moors, with direct access from the farm, further enhancing the capability to run the farm as a productive livestock unit.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and is available for inspection at the agents Malton office.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in three lots. For those with queries or to inform the agents of their interest please contact: 01653 697 820 or email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

### GENERAL INFORMATION

Services:	Mains electric. Spring water supply. Private septic tank drainage. Oil fired central heating.
Council Tax:	Band E
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:	YO21 2NH (Don't rely on satellite navigation)

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

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

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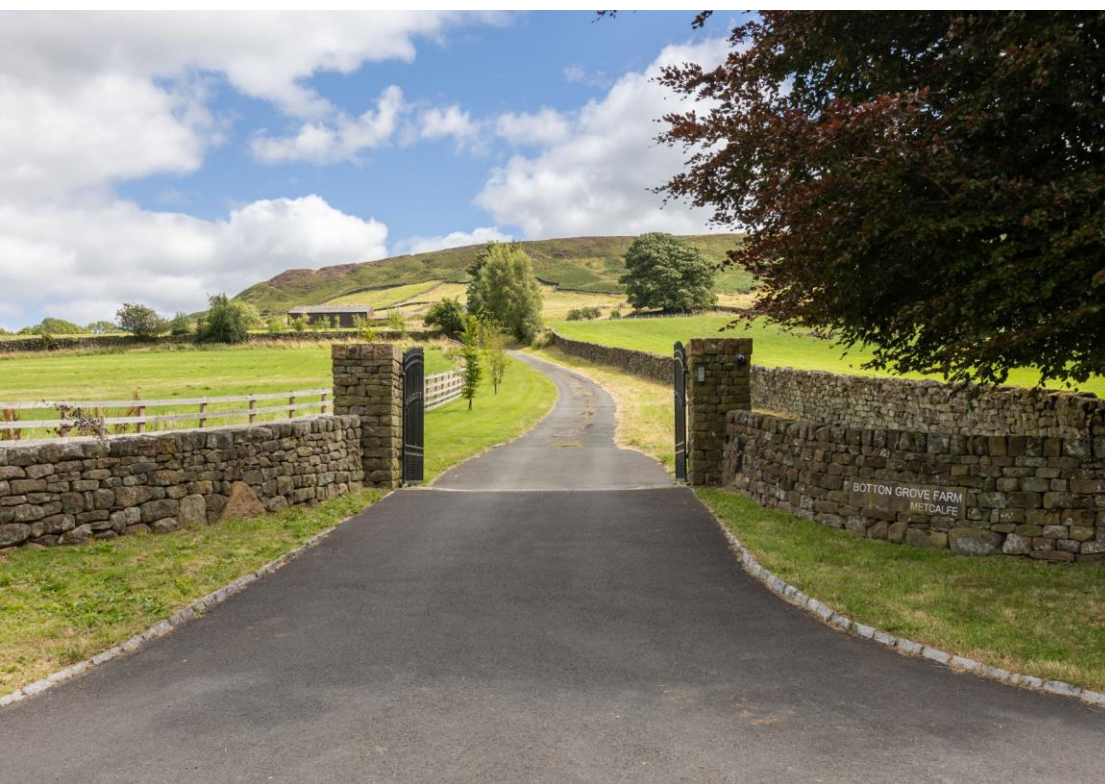


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