



HIGHFIELD FARM
WREA HEAD, SCALBY, SCARBOROUGH, YO13 0PB

CUNDALLS
EST 1860



HIGHFIELD FARM

WREA HEAD, SCALBY

SCARBOROUGH, NORTH YORKSHIRE

YO13 0PB

Scarborough 2 miles, Whitby 17 miles, Malton 22 miles, York 40 miles, Leeds 67 miles (all distances approximate)

A residential and equestrian smallholding situated in over 15 acres and until recently operated as a commercial livery yard. Comprising period 4-bedroom house with sea and castle views, large range of buildings/stables, grazing paddocks and well wooded grounds, located in a lovely, elevated position close to Scalby Village.

- **House:** A wonderful period residence of 2,200 sq. ft set in an elevated semi-rural location with lovely views and huge potential, requiring renovation and improvement throughout. Entrance Hall – Sitting Room – Garden Room – Dining Room – Breakfast Room – Kitchen – Utility and Cloak - Four bedrooms – House bathroom – Separate WC.
- **Land:** Extensive mature grounds, with lawn, mature woodland and grazing land - in all 15.8 acres.
- **Buildings/Stables:** Extensive range of buildings including stabling for around 20 horses, garaging and storage – Large parking area.

GUIDE PRICE £925,000

DESCRIPTION

An exceptionally rare property, on the market for that first time in over forty years.

Highfield Farm comprises an extremely well-located equestrian and residential smallholding of 15.8 acres, most recently operated as a commercial livery yard and within easy walking distance to the centre of Scalby village.

Part of the original Wrea Head estate, which was sold off in 1966, Highfield comprises a period property which is now ready for a modern touch and restoration, together with a sizeable range of buildings and stables situated in lovely, wooded grounds and paddocks.

The house amounts to over 2,200 sq. ft which in brief comprises. Entrance vestibule leading to a large central hall with a well-proportioned, double aspect sitting room to the side, front facing study or snug, breakfast room, kitchen and utility room with cloakroom. Upstairs are four bedrooms and the house bathroom. Mature grounds encircle the house and there is a sizable double garage with adjoining ancillary storage.

Highfield Farm is set within 15.8 acres of pastureland made up in part of the original parkland to Wrea Head. The land is gently undulating and affords direct views of the sea with Scarborough castle in the foreground. The property has recently operated as a successful livery business, with excellent riding from the doorstep. A substantial range of buildings provides over 15,000 sq. ft of stabling, storage space, feed and tack rooms with direct access onto the land. The buildings are in need of improvement throughout, but provide a sizable footprint, perfect for American barn style stabling or other uses, subject to any necessary planning permissions.

LOCATION

Scalby is a well-served and sought-after village some three miles to the north of the sea-side town of Scarborough and lies just outside the eastern boundary of the North York Moors National Park. The beaches of North Bay are just two miles away and the village benefits from two well regarded public houses, restaurant, two churches, a village store, newsagents, recreation ground with tennis court and an independent supermarket which is only short walk away. Scalby is set on the southern boundary of the North York Moors national Park and Dalby Forest, where the opportunities for outdoor pursuits are endless.

Scarborough town is close at hand where there is a wide range of amenities including supermarkets, many high street stores and train station where there is an excellent regular service, York city centre can be reached in under 45 minutes where many main line connections can be made from there.

ACCOMMODATION

ENTRANCE HALL

Panelled front door. Panelled walls. Wood floor. Return staircase to the first floor with understairs fitted cupboard. Radiator. Wall lights.



SITTING ROOM

7.30 m (23'11") X 3.60 m (11'10")

Square bay window to the side. Panelled walls. Open fire with a stone and tile surround. Radiator.

GARDEN ROOM

4.90 m (16'1") x 2.10 m (6'11")

Glazed Upvc doors to the front. Windows front and side. Radiator.

DINING ROOM

4.20 m (13'9") x 3.90 m (12'10")

Open fire set into a stone surround. Radiator. Casement window to the front. Picture rail. Wood floor



BREAKFAST ROOM

4.50 m (14'9") x 3.80 m (12'6")

Square bay window. Radiator. Quarry tile and wood floor. fitted cupboard. Wall lights.



KITCHEN

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

Range of matching base and wall units incorporating stainless steel sink unit. Integrated double electric oven. Gas hob. Dual aspect room. Quarry tile and wood floor. Coving. Radiator.

UTILITY ROOM WITH W.C

2.70 m (8'10") x 2.60 m (8'6")

Low flush WC. Pedestal wash hand basin. Windows front and back. Loft hatch. Vaillant gas fired central heating boiler. Radiator.



FIRST FLOOR

LANDING

Panelled walls to part. Radiator. Wood floor.

BEDROOM ONE

6.90 m (22'8") x 3.60 m (11'10")

Casement windows to the front. Original tiled fireplace. Panelled walls to part. Range of fitted cupboards. Wash hand basin. Radiator

BEDROOM TWO

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

Casement windows to the rear. Original tiled fireplace. Panelled walls to part. Range of fitted cupboards. Wash hand basin. Radiator

BEDROOM THREE

4.20 m (13'9") x 3.90 m (12'10")

Casement window to the side. Velux windows to the front and the rear. Range of fitted wardrobes. Telephone point. Wash hand basin. Radiator



Bedroom One



Bedroom Two



BEDROOM FOUR

3.20 m (10'6") x 2.70 m (8'10")

Casement window to the rear. Radiator. Range of fitted cupboards and original linen storage.

BATHROOM

2.40 m (7'10") x 1.70 m (5'7")

Bath with tiled surround and shower overhead. Pedestal wash hand basin. Radiator. Window to the front.

SEPARATE WC

1.50 m (4'11") x 0.90 m (2'11")

Low flush WC. Window to the rear. Wood floor.

LAND AND BUILDINGS

Highfield Farm is approached via a private drive, serving just three other properties and is set in a lovely elevated, south easterly position with an attractive outlook to its front. Mature lawned grounds surround the property, with a copse of mature woodland to the side of the drive on the approach. There is plenty of parking and the benefit of a large, detached garage and storage building.

In all the property is situated within 15.7 acres of land, over 13 acres of which is grassland, utilised as grazing land and with the benefit of a water supply and with a separate road frontage to Barmoor Lane. Ideal for those with equestrian or smallholding interests, or for those buyers with amenity or conservation in mind.

The buildings comprise as follow:

STABLE BLOCKS / STORES

91m² / 980ft²

A brick built stable block and stores, constructed of brick, under a pitched profile sheet roof with concrete floor.

STABLE BUILDING AND HAY STORES

1394 m² / 15,014 ft²

A range of adjoining timber frame buildings with a mixture of profile and tin sheet side and roof cladding. Part concrete block walls, concrete floors and internally laid out to provide adjoining stable facilities with associated storerooms, tack room, feed stores and open hay barns, providing direct access out to the grazing land.



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 attached 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. Mineral and Sporting rights are in hand and are included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. **Current E/47. Potential B/89**

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 Tom Watson on 01653 695 820, email tom.watson@cundalls.co.uk or Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains water, drainage, gas and electric.
Planning:	North York Moors National Park
Council Tax:	Band G
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
Postcode:	YO13 0PB

Details prepared May 2025

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.







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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