



BECKSIDE FARM

EGTON BRIDGE, WHITBY, NORTH YORK MOORS NATIONAL PARK, YO21 1XF

Cundalls



BECKSIDE FARM

EGTON BRIDGE

WHITBY

NORTH YORKSHIRE

Egton 1.5 miles, Whitby 7 miles, Pickering 18 miles, York 40 miles (All distances approximate)

AN IDYLICALLY POSITIONED LIFESTYLE PROPERTY, SET IN 1.2 ACRES OF GROUNDS AND LAND.

Beckside Farm is an idyllic country property, situated in a lovely riverside position in open countryside near Egton Bridge. The property comprises a 4/5-bedroom house, a substantial range of outbuildings offering some potential and is situated within 1.2 acres of land.

House: A beautifully situated Grade II listed period house comprising: Entrance Hall, Sitting Room, Dining Kitchen, Utility Room and W.C. To the first floor are Three Bedrooms and Bathroom and to the second floor: Two Bedrooms. Outside is a lovely south facing private garden with riverside views.

Buildings: An attractive range of traditional stone buildings. There is a small range of buildings close to the house which could be re-configured into the living accommodation subject to consents. There is a substantial range of detached stone barns.

Land: The property is situated in a lovely ring-fence position, close to the River Esk, in all amounting to around 1.2 acres of grounds and grass paddocks. *There may be the opportunity to rent an adjoining 3.14 acres of grassland, subject to negotiation.*

OFFERS IN EXCESS OF £550,000

DESCRIPTION / BACKGROUND

Beckside Farm is an idyllic country property, comprising house, a superb range of outbuildings offering potential and is situated in a pleasant riverside position within around 1.2 acres.

Beckside Farm is aptly named, being nestled within the Esk Valley, situated in an elevated position overlooking the river Esk. The property enjoys a sheltered position with pretty views of the Esk, which gently meanders along the southern boundary in a lovely well wooded valley. The living accommodation provides well-proportioned rooms which although requiring a general modernisation and upgrade, provide a spacious and relatively modern layout. There is also the potential to further extend the house into an adjoining building.

One of the main features of the property is the large range of traditional stone and pantile buildings, located to the east of the house. The buildings provide a ground floor floorspace of over 2,500sq.ft.

Although Beckside Farm's situation offers peace and tranquillity as well as the opportunity for excellent outdoor activities on the doorstep, the coastal town of Whitby lies only 7 miles distant where good local services and amenities can be found.

LOCATION

The property is located in a quiet, rural position in open countryside, accessed off a private road, which leads through a parkland setting approximately 0.6 miles to the east of the Estate village of Egton Bridge.

Egton Bridge is a pretty rural village with public houses and village school and lies in the heart of the beautiful scenery of the Esk Valley within the North York Moors National Park and is an ideal centre for all manner of outdoor pursuits with excellent riding and walking. The traditional seaport of Whitby is only around 7 miles distant and 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.

The historic City of York is around 40 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.



HOUSE

ENTRANCE HALL

4.00 m(13'1") x 1.80 m(5'11")

Timber panelled front door with window light overhead. Radiator. Stairs to the First Floor.

Door to cellar.

SITTING ROOM

6.70 m(22'0") x 3.20 m(10'6")

Dual aspect room with sash windows to the front and rear set with panelled reveals and window seats. Open fire set within a basket fireplace with tiled hearth and timber mantel piece. Fireside fitted cupboard. Radiator. Television point. Telephone point. Wall light points.



REAR HALL

2.80 m(9'2") x 1.80 m(5'11")

Radiator. Stairs down to the cellar. Glazed door into utility room. Electric fuses.

LIVING DINING KITCHEN

7.00 m(23'0") x 3.50 m(11'6")

Range of base and wall units incorporating ceramic one and a half bowl sink. Electric cooker point. Plumbing for a dishwasher. Radiator. Window to the rear. Open through to the living area which is dual aspect with sash windows to the front and side. Cast iron wood burning stove set within a recess with shelving. Radiator. Television point.



UTILITY/BOOT ROOM

3.00 m(9'10") x 2.60 m(8'6")

Fitted base units incorporating stainless steel single sink unit with mixer tap. Automatic washing machine point. Window to the side. Oil fired floor standing boiler. Door out to the rear.

CLOAKROOM

Low flush WC and extractor fan.

FIRST FLOOR

LANDING

5.38 m(17'8") x 1.90 m(6'3")

Sash window to the front with panelled reveals and window seat. Radiator. Walk in linen cupboard with hanging and shelving.

BEDROOM ONE

3.27 m(10'9") x 3.11 m(10'2")

Sash window to the front with panelled reveals and window seat. Radiator. Fitted alcove with shelving. Panelled ceiling.



BEDROOM TWO

3.10 m(10'2") x 3.00 m(9'10")

Sash window to the front with window seat. Radiator. Fitted alcove with shelving. Panelled ceiling.



BEDROOM THREE

3.44 m(11'3") x 3.10 m(10'2")

Radiator. Sash window with window seat to the rear. Telephone point.

BATHROOM

3.40 m(11'2") x 3.25 m(10'8")

Bath with tiled surround and Mira shower overhead. Pedestal wash hand basin. Low flush WC. Radiator. Airing cupboard housing hot water cylinder and with slatted shelving. Sash window with window seat to the rear.

SECOND FLOOR

BEDROOM FOUR

6.60 m(21'8") x 5.00 m(16'5")

Sash window to the side. Radiator. Exposed beams.

BEDROOM FIVE

6.60 m(21'8") x 2.90 m(9'6")

Sash window to the side. Radiator. Exposed beams

OUTSIDE

Beckside Farm is idyllically situated in an elevated position and commands a fine view with a south facing aspect across the gardens and towards the river at the bottom of the valley.

To the rear of the property is a large yard area with parking for several vehicles. To the front are formal gardens with patio area and large lawned garden with herbaceous borders.

ADJOINING OUTHOUSE

4.14 m(13'7") x 3.80 m(12'6")

Attached to the east of the house. Stone flagged floor. Yorkshire sliding sash window to the front. Electric light and power.

BUILDINGS AND LAND

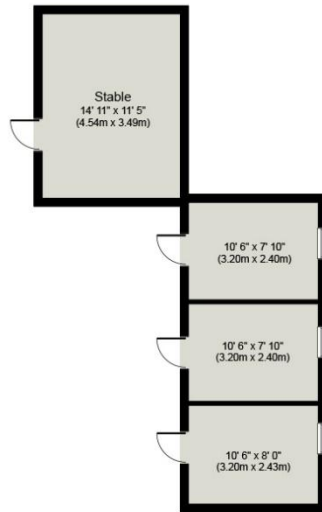
Beckside Farm benefits from a large range of former farm buildings which are situated to the east of the house. The buildings include a particularly impressive stone and pantile building which offers potential for a variety of uses, subject to consents.

There is the benefit of two access points to the farmstead, meaning that if the barns were to be re-developed into alternative uses, they could have a separate entrance.

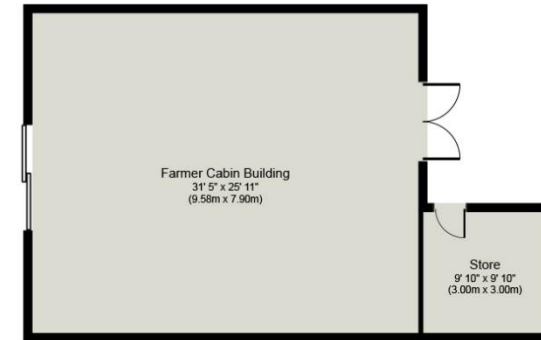
In all the property is situated in around 1.2 acres, of which approximately 0.65 acres comprises grassland suitable for grazing paddocks. An additional 3.14 acres of adjacent grassland may be available to rent by separate negotiation.

The property is situated in a pleasant riverside setting and adjacent to the property are bridleways and footpaths which provide lovely walks and rides over miles of open countryside.

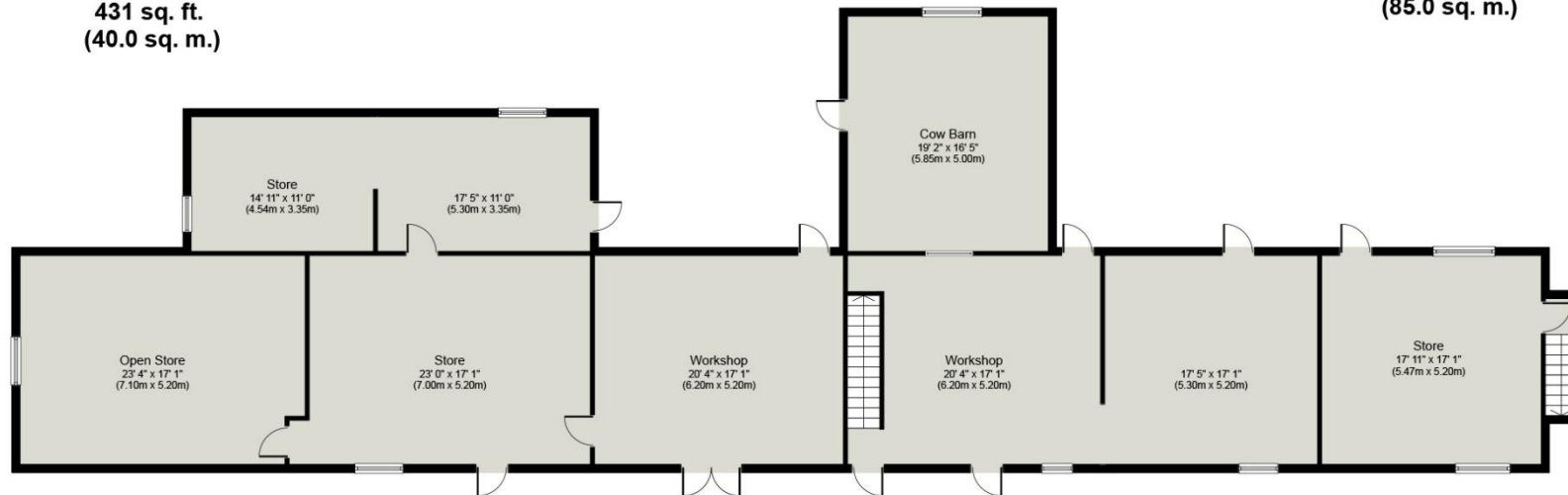




Outbuilding
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



Outbuilding
Approximate Floor Area
915 sq. ft.
(85.0 sq. m.)



Outbuilding
Approximate Floor Area
2,842 sq. ft.
(264.0 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. 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land is not registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

The land is not in 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. A footpath crosses through the property and a bridgeway crosses over the far eastern boundary.

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

Sporting and timber rights are in hand and included in the sale. Fishing and Mineral rights will be excluded from the sale.

METHOD OF SALE

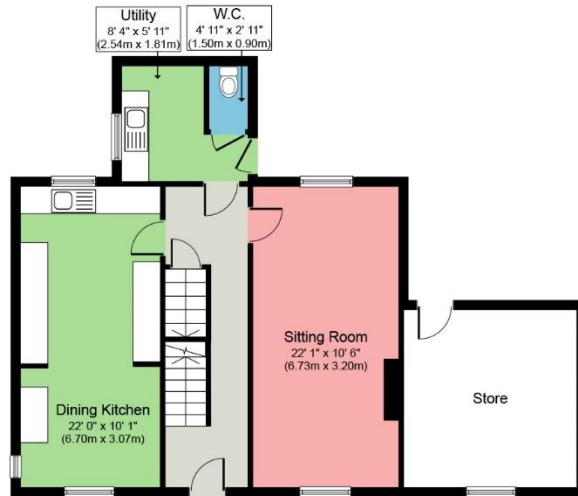
The property is being offered for sale by private treaty as a whole. For those with queries please contact Judith Simpson on 01751 472 766 Email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

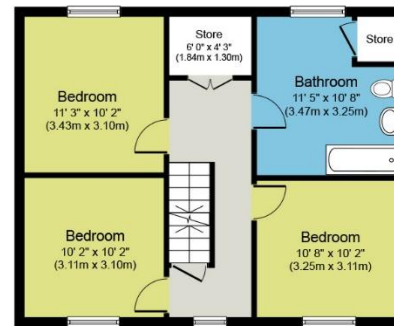
Services:	Mains electric and water supply. Septic tank drainage.
Council Tax:	Band E.
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering: 01751 472 766.
Postcode:	YO21 1XF (Don't rely on satellite navigation!)
EPC:	E41.
Please Note:	The new owner will require written consent/approval from the vendor on any future planning, alterations, extensions and new buildings. This will not be unreasonably withheld. A covenant is in place prohibiting development of all but one barn into a single residential dwelling (holiday cottage use would be prohibited).
Access:	The Property benefits from a right of way for residential and agricultural purposes along Barnards Toll Road. Beckside Farm will contribute 35% to the upkeep of the road.

Directions:

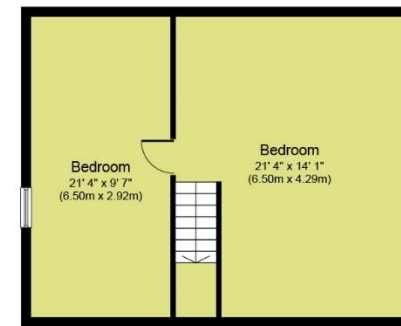
Travelling from the Whitby to Guisborough road, turn off the A170 signposted for Egton. Proceed forward into Egton village and continue travelling through and out of the village, proceeding down a hill. Continue down to the bottom of the hill, you will then enter Egton Bridge village, proceed past a row of terrace cottages, go under a railway bridge and then a church will be on your right-hand side. Immediately after the Church turn left, signposted Egton Estate Office. Proceed down this private track for around 0.6 miles and Beckside Farm is the first property you come to.



Ground Floor
Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)



First Floor
Approximate Floor Area
592 sq. ft.
(55.0 sq. m.)



Second Floor
Approximate Floor Area
592 sq. ft.
(55.0 sq. m.)

NOTICE

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.

PROFESSIONALS IN PROPERTY SINCE 1860



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