



**BOX TREE FARM
LOCKTON, NORTH YORKSHIRE**

Cundalls



BOX TREE FARM

LOCKTON
PICKERING, NORTH YORKSHIRE
YO18 7PY

Pickering 5 miles, Malton 14 miles, York 32 miles, Leeds 58 miles (all distances are approximate)

A FAITHFUL RESTORATION OF A GRADE II LISTED, EIGHTEENTH-CENTURY FARMHOUSE OFFERING SPACIOUS & VERSATILE FOUR/FIVE BEDROOM ACCOMMODATION WITH AN EXTENSIVE RANGE OF TRADITIONAL OUTBUILDINGS, AMPLE PARKING & LANDSCAPED GARDENS & NEARBY Paddock, IN A SCENIC NATIONAL PARK VILLAGE.

Farmhouse: A comprehensively restored Grade II listed farmhouse offering flexible accommodation amounting to almost 2,500 square feet.

Ground Floor: Entrance Porch - Sitting Room - Living Room - Study - Dining Kitchen – Utility Room - Boot Room - W.C.

First Floor: Up to three double bedrooms; one with en-suite shower room. Main house shower room

Second Floor: Two further bedrooms and house bathroom with roll top tub

Garden & Grounds: Landscaped courtyard garden to the immediate rear. Further traditional cottage style garden well stocked with a range of herbaceous shrubs. Ample private and enclosed parking.

Buildings: A comprehensive range of traditional buildings, offering huge potential for redevelopment if required (subject to any necessary planning consents) Currently providing useful storage, potting shed, workshop, garden store, garage and barn space.

Land: Grass paddock of 1.2 acres is situated only a short walk away. Level, free draining and securely stock fenced to all sides. Currently a productive kitchen garden.

GUIDE PRICE £725,000

DESCRIPTION / BACKGROUND

This late Eighteenth Century farmhouse retains a huge amount of character and has been faithfully restored to its former glory over the last 16 years. The current owners have undertaken a painstaking renovation, employing local craftsmen and ensuring that 21st Century convenience sits comfortably alongside the inherent charm of this delightful home.

The house provides almost 2,500sq.ft of living accommodation, which is laid out over three floors and includes three reception rooms, up to five bedrooms and three bath/shower rooms. As part of the renovations, the property was re-roofed, re-wired and replumbed, an efficient central heating system installed, using cast iron heritage radiators. York stone flagged floors, doors, sash windows, timber panelling and fireplaces have been retained, and the kitchen has been extended into an adjoining barn, creating a wonderful space with cabinetry by the highly respected, Leicestershire-based deVOL. The whole property is complemented by a sophisticated scheme of interior décor, creating a warm and inviting atmosphere, and its layout is highly versatile, whereby the entire top floor can be utilised as a master suite, and the fourth bedroom is accessed via its own staircase from the sitting room.

Adjoining the rear of the house is an excellent range of stone and pantile outbuildings, which are contemporary with the age of the house and have also been repaired and re-roofed. They offer a combined floor area of around 1,250sq.ft and at present they provide useful storage and workshop space, but also offer considerable scope for anyone looking to run a business from home, or convert to a self-contained annexe (subject to securing any necessary consents). A driveway runs alongside the house and gates open onto a good-sized parking area. The gardens have been carefully landscaped and are divided into two principal areas, including a sheltered courtyard garden and a well-stocked cottage style garden. A grass paddock also forms part of the package, totals almost 1.2 acres and is within a short stroll of the house.

LOCATION

The pretty, moorland village of Lockton enjoys a peaceful position located off the A169, between Pickering and Whitby. This friendly community benefits from a popular tearoom and gallery, and is within easy reach of two good local pubs, one in the neighbouring village of Levisham, and another just outside the village. Despite its rural feel, this National Park village is located less than 6 miles from the market town of Pickering and its broad range of amenities. The popular seaside town of Whitby is some 12 miles north, Malton is 15 miles south and the City of York is easily commutable.

ACCOMMODATION

PORCH - 1.5m x 1.3m (4'11" x 4'3")

Stone flagged floor and exposed stone walls. Casement windows to either side.

SITTING ROOM - 4.7m x 4.6m (15'5" x 15'1")

Open fire within an original stone surround with basket grate and a stone flagged hearth. Fireside cupboard. York stone flagged floor. Exposed beams. Three wall light points. Staircase to Bedroom Four. Fitted bookcase. Sash window to the front. Two heritage radiators.



LIVING ROOM

4.6m x 4.3m (15'1" x 14'1")

AGA Cast iron wood burning stove set on a stone hearth, within a stone surround. Exposed beams. Three wall light points. Engineered oak flooring. Understairs cupboard. Sash window to the front. Heritage radiator.



REAR LOBBY

Exposed beams. Door to the rear. Heritage radiator.

GUEST CLOAKROOM

1.5m x 0.7m (4'11" x 2'4")

Low flush WC and wash basin. York stone flagged floor. Extractor fan.

UTILITY ROOM

3.9m x 2.4m (12'10" x 7'10")

Stainless steel, single drainer sink unit. Automatic washing machine point. York stone flagged floor. Grant oil fired central heating boiler. Pressurised hot water cylinder. Vaulted ceiling with exposed beams. Access to loft storage. Yorkshire sliding sash window to the rear. Vertical radiator.

STUDY

3.8m x 3.0m (12'6" x 9'10")

Staircase to the first floor. York stone flagged floor. Exposed beams. Panelling to one wall. Understairs cupboard. Sash window to the front with window seat. Heritage radiator.



DINING KITCHEN

5.6m x 3.7m (18'4" x 12'2")

Range of kitchen cabinets by deVOL with a combination of oak and copper work surfaces incorporating a sink unit and range of integrated appliances including Falcon range cooker, fridge freezer, dishwasher and bins. Stripped floorboards. With exposed beams and a vaulted ceiling to one end with partially exposed stonework. Casement windows to either side and a glazed door to outside. Heritage radiator.

BOOT ROOM

3.8m x 2.3m (12'6" x 7'7")

Coat hooks. Doors to either side. Original stone flooring. Vaulted ceiling. Two original copper boilers and pig troughs. Heritage radiator.



FIRST FLOOR

LANDING

Staircase to the second floor. Exposed beams.

BEDROOM TWO - 3.9m x 3.7m (max) (12'10" x 12'2")

Stripped floorboards. Sash window to the front with window seat. Heritage radiator.



EN-SUITE SHOWER ROOM - 3.0m x 0.8m (9'10" x 2'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Tiled floor. Heated towel rail.

BEDROOM THREE - 3.7m x 3.0m (12'2" x 9'10")

Exposed beams and panelling to one wall. Stripped floorboards. Exposed beams. Panelling to two walls. Sash window to the front with window seat. Heritage radiator.

SHOWER ROOM - 3.7m x 3.0m (12'2" x 9'10")

White suite comprising double-sized walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Stripped floorboards. Exposed beam. Heated towel rail. Yorkshire sliding sash window to the side. Heritage radiator.



BEDROOM FOUR (accessed via a separate staircase) - 4.7m x 4.4m (15'5" x 14'5")
Period fireplace with cast iron insert. Exposed beams. Stripped floorboards. Sash window to the front with window seat. Heritage radiator.

SECOND FLOOR

LANDING

Stripped floorboards. Exposed beams. Large, fitted storage cupboard. Velux roof light to the rear. Heritage radiator.

BEDROOM ONE - 4.8m x 4.4m (15'9" x 14'5")

Vaulted ceiling with exposed beams. Stripped floorboards. Sash window to the side. Velux roof light to the rear. Heritage radiator.

BATHROOM - 3.2m x 2.4m (max) (10'6" x 7'10")

White suite comprising free-standing slipper bath, wash basin and low flush WC. Extractor fan. Wall light point. Heated towel rail.



DRESSING ROOM / BEDROOM FIVE - 4.8m x 3.1m (15'9" x 10'2")

Vaulted ceiling with exposed beams. Stripped floorboards. Velux roof light to the rear. Sash window to the side. Heritage radiator.

GARDEN & GROUNDS

Box Tree Farm occupies a prominent position within the heart of the village and faces south looking along the Main Street and down the Village Green. The house is set slightly back from the street, behind a low stone wall with wrought iron railings with an aptly arranged front garden of clipped box hedging.

To the immediate rear is a carefully landscaped courtyard garden. Sheltered to all sides and very private this garden is graveled, with a number of evergreen shrubs and plants along with a natural well which harvest rainwater, ideal for the garden.

Beyond the range of buildings lies a generous area of parking with a further garden lying beyond. This area has been meticulously planted to create year-round colour using cleverly selected shrubs, flower perennials and plantings. At the far end is a useful storge area, from which a lovely far-reaching view towards Levisham can be seen.

LAND

A grass paddock measuring approximately 1.2 acres is located only a short walk away.

Situated on the Back Lane into the village the land is well draining, well fenced and currently houses a productive kitchen garden with poly tunnel and timber garden sheds. Ideal for those with amenity and small holding interests or keen to embrace a more sustainable lifestyle.

Please refer to the Land Plan on Page 10 for the location of the land.

BUILDINGS



POTTING SHED
3.6m x 2.0m (11'10" x 6'7")

WORKSHOP
5.4m x 3.1m (17'9" x 10'2")

GARDEN STORE
3.1m x 2.9m (10'2" x 9'6")

MOWER / LOG SHED
8.3m x 2.4m (27'3" x 7'10")

BARN
8.7m x 4.3m (28'7" x 14'1")

FUEL STORE
3.5m x 3.1m (11'6" x 10'2")

GENERAL STORE
4.0m x 3.8m (13'1" x 12'6")



FLOORPLAN



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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LOCATION & LAND PLAN



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PROFESSIONALS IN PROPERTY SINCE 1860



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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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Box Tree Farm and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

Scoring: Current E/44 Potential D/65

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 Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk.

GENERAL INFORMATION

Services:	Mains electric and water. Drainage is to a compliant waste treatment plant. Oil fired central heating. High speed broadband & 4G available (provider dependant)
Planning:	North Yorkshire Council (Ryedale area).
Council Tax:	Band F
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:	YO18 7PY

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. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

