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CHARTERED SURVEYORS



MANOR FARM • RYTON • MALTON









## MANOR FARM

Ryton Rigg Road, Ryton, Malton,  
North Yorkshire YO17 6RY

Malton 4 miles • Pickering 7 miles • York 20 miles • Scarborough 25 miles

### Luxurious barn conversion with cottage, substantial agricultural buildings and land

Entrance and staircase hall • drawing room • kitchen/breakfast room • dining/living room • entertainment room/bar • utility room • boot room • shower room • wc • plant room

Family room • principal bedroom suite with dressing room and bathroom • 2 further bedrooms • house bathroom

**Cottage:** kitchen/dining/sitting room • utility room • principal bedroom suite with bathroom • bedroom 2/dressing room • bedroom 3 • bathroom. Walled garden.

Double garage • office

2 general purpose agricultural sheds • cattle shed • utility shed

Gardens • polytunnel • dog run • paddocks

In all just under 13 acres

**Lot 2** – further land totalling nearly 22 acres including 865 metres of river frontage available by separate negotiation

For Sale Freehold



Manor Farm is a comprehensive property package comprising a handsome barn conversion of more than 3500 sq ft, a separate cottage offering ancillary accommodation, substantial outbuildings, gardens and paddocks. It enjoys a rural location in the Vale of Pickering, highly convenient for Malton. The principal house is a recent conversion of period farm buildings, offering versatile accommodation and finished to an exacting standard inside and out. The whole is offered for sale with no onward chain.

- House and cottage offering more than 5300 sq ft of accommodation
- Potential to create ground floor bedroom suite using existing ground floor bathroom
- Property with significant business potential
- Substantial general purpose and purpose-built outbuildings
- Ideal equestrian property
- Energy efficient - solar and ground source heat pumps
- Stunning rural location in the Vale of Pickering
- Far-reaching views of the Moors, Wolds and Howardian Hills
- Convenient and accessible location

Manor Farm is a sympathetic conversion of a traditional nineteenth century barn. Agricultural fittings have been restored and upcycled to reveal the authentic character of this fine original building. Not only does this include the restoration of the ceiling beams, roof trusses and steels but also the light fittings, staircase treads, mellow floorboards, rustic doors and door furniture, textured oak wall boarding and stone fireplace. Both oak-framed porches were added in 2024. Much of the interior of this house feels like a newbuild and the emphasis is clearly on comfort and luxury with underfloor heating, column radiators, a bespoke staircase with glazed balustrade, high specification fixtures and fittings throughout, and superfast broadband cabled to the property.





The main entrance opens to a central hall with cloaks cupboard and a full-height window and glazed door connecting to the walled garden opposite. An everyday door opens onto a customised boot room with a cloakroom alongside. Beyond lies the fabulous L-shaped kitchen/dining/sitting room with French doors opening onto the breakfast courtyard. This magnificent family room is characterised by vaulted ceilings, mellow beams, the original steels, barn windows and exposed brickwork. The bespoke fitted kitchen is nearly new and includes a large island unit with rounded corners, an induction hob and a family-sized breakfast bar with a resin worksurface. The kitchen also has a double Belfast sink above which sits an east facing window offering a fine outlook over the dog run and paddocks beyond; there are Fisher & Paykel integrated appliances, a boiling water tap and filtered water system, and quartz worksurfaces. Alongside is a well-equipped utility room. Double doors also open west to the party room, a tremendous 29 ft space with a part-timber, part-glazed roof draped in a mature wisteria, banquette seating, a large custom-made bar, pizza oven and built in barbeque, and doors to the walled south facing garden. The 24 ft dining room is open to the kitchen; it has three full-sized arched windows and an impressive stone fireplace housing an electric stove. At the far western end of the house is the beautifully proportioned drawing room with bifold doors opening onto the west facing terrace.

On the first floor the staircase rises to a family room on the landing, ideal as an informal sitting room and/or study. The bedrooms are all large doubles with ceilings that rise into the vaulted roof space. The principal bedroom suite has a dressing room and bathroom, two skylights and a full height window giving far-reached views west.

The two further double bedrooms are served by a large house bathroom with a freestanding bath tub and shower unit.

The accommodation is very adaptable and includes a ground floor bathroom.

## The Cottage

Known as 'The Smithy', this single storey cottage is entirely self-contained with its own front entrance on the main drive and its own parking accessed by electric gates. The cottage is ideal for extended family or for use as a holiday let. The cottage comes with a walled garden and

patio area linked to the main house via a secure gate; there are also sliding doors to a west facing area of lawn. All three bedrooms face west and bedroom 3 is currently used as a dressing room. The cottage has luxurious fixtures and fittings throughout, and its independent heating system is fuelled by the ground source heat pump.



## Outside

The property is accessed via a quiet, single track country lane, and is set back discreetly from any passing traffic. A private drive, flanked by laurel trees and broad grass verges, sweeps past the cottage and outbuildings to the detached double garage in front of the house. The land sits largely behind the house and is divided into paddocks enclosed and divided by post and rail fencing. The old fold yard has been beautifully landscaped to create a private, sheltered walled garden that enjoys a south facing orientation and is connected to the party room. On the west of the house and accessed via bifold doors is a west facing paved terrace with a brick-built rill holding a contemporary water feature.

## Outbuildings

The detached garage has electric roller shutter doors, power and light. Alongside is a fully-equipped and insulated office. There is planning permission for an additional double garage.

Four substantial steel-framed, multi-purpose outbuildings, all with light and power, face a large area of hardstanding. A concealed builders' yard sits at the rear. One of the larger sheds has a mezzanine and workshop area, one is concrete and insulated panel. All steel sheds are secure with lockable doors and large electric roller shutter doors. The outbuilding farthest from the house is a livestock shed with a farmgate alongside giving access to the land. This would be ideal for equestrian interests.

## Environns

Ryton is a rural hamlet just outside Malton, close to the A169 Pickering Road and three miles from the A64 connecting to York, Leeds and the national motorway network. The Georgian market town of Malton straddles the North York Moors, Howardian Hills and Yorkshire Wolds. It has a national reputation as Yorkshire's Food Capital with its cafés and restaurants, artisan food producers, brewers and Food Lovers Festival. Along with its wide range of independent shops are supermarkets, with Marks & Spencer just over County Bridge. Local amenities abound including a community hospital, doctors' surgery, tennis courts, swimming pool, gyms, cinema and arts venue. Within catchment is Malton School (Ofsted 'Good' with 'Outstanding' Sixth Form), and within reach are Ampleforth College, Terrington Hall and York's independent schools.

The railway station offers direct links to the coast, mainline York and on to Leeds, London, Liverpool and Manchester Airport.

**Tenure:** Freehold

**EPC Ratings:** Manor Farm – C  
The Smithy – C

**Services & Systems:** Mains electricity and water. Zoned heating with thermostats in every room. Cabled superfast broadband. Solar panels on the house and sheds, ground source heat pump.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

### **Money Laundering Regulations:**

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Directions:** From Ryton head along Ryton Rigg Road, as signposted, and the drive to the property can be found on the right hand side, immediately beyond the farmhouse.

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# Manor Farm, Ryton Rigg Road, Ryton, Malton, North Yorkshire YO17 6RY

Approximate Gross Internal Floor Area Manor Farm Main House - 3517 SQ FT / 326.72 SQ M - (Excluding Bar/Entertainment Room & Garage)

The Smithy - 1663 SQ FT / 154.49 SQ M

Total - 5356 SQ FT / 497 SQ M - (Excluding Garage & Bar/Entertainment Room, Including Office)

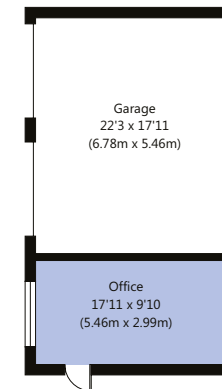
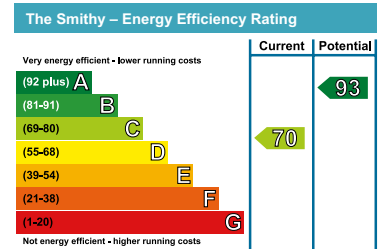
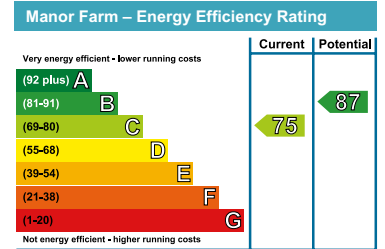
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Manor Farm - Ground Floor - (Excluding Bar / Entertainment Room)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1964 SQ FT / 182.49 SQ M

Manor Farm - First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1474 SQ FT / 136.95 SQ M

The Smithy - Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1663 SQ FT / 154.49 SQ M







City

Country

Coast

