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PROSPECT HOUSE FARM • MARISHES • NORTH YORKSHIRE



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PROSPECT HOUSE FARM

Beansheaf Lane, Marishes, North Yorkshire

Pickering 2 miles • Malton 6 miles • York 25 miles
Scarborough 25 miles • Leeds 45 miles

Exceptional country house package including cottage, substantial outbuildings, landscaped gardens and ring-fenced land

Principal house: Boot room • kitchen • breakfast room • utility room • cloakroom • wet room
• 3 reception rooms • library • 5 bedrooms
• 4 bathrooms

'Eco' cottage: kitchen/dining/living room
• bedroom • bathroom

Portal-frame outbuildings • summerhouse • garden shed • greenhouse • poly tunnel

Landscaped gardens and grounds • paddocks
• kitchen garden • woodland • lake

In all some 13.4 acres

Further adjoining land to the west available by separate negotiation

For Sale Freehold

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Prospect House Farm is an outstanding rural property that blends luxurious living with accessibility. It enjoys great privacy and has far-reaching views across open countryside to the Yorkshire Wolds and North York Moors. The original double-fronted period farmhouse has been skilfully extended through the integration of adjacent outbuildings to create a family home with accommodation of some 4122 sq ft. Every corner of the property has been renovated and upgraded to the highest degree including a new build 'eco' cottage which provides ancillary accommodation ideal for holiday lets, guests or family.

- Renovated Grade II listed country house and 'eco' cottage
- Superbly situated in the middle of its gardens, grounds and land
- Energy efficient and beautifully appointed with high specification fittings
- Ground floor bedroom and separate wet room
- Landscaped gardens and grounds totalling over 13 acres
- Detached 'eco' cottage offering luxury accommodation
- Highly versatile steel portal-frame outbuildings
- Potential for equestrian with fenced paddocks and grassland
- Private and tranquil rural position with views to the Moors and Wolds
- Convenient for the A64, Pickering, Malton, York and coast

Prospect House Farm is a large and versatile family house of 4,122 sq ft arranged over three floors and beautifully appointed with underfloor heating throughout the ground floor. At the heart of the home is the kitchen and breakfast room. The kitchen was handcrafted by The Handmade Kitchen Company and includes an oak island with built-in table, a Belfast sink, a Rangemaster Deluxe dual fuel range cooker and integrated Miele and Bosch units; French windows open onto the stone flagged terrace.



The kitchen continues past the utility room and wet room to the breakfast room with four full-height glazed panels providing a superb outlook across the paddock and Vale of Pickering to the Wolds.

A glazed atrium connects the kitchen to the western wing which features the adjoining barn, now developed into a magnificent, double height and double aspect drawing/dining room, some 35 ft in length, with a wood-burning stove housed in a stone fireplace and French doors opening directly onto the parterre garden.

A staircase rises to a mezzanine floor housing the library, a delightful room with a vaulted ceiling and full-height windows giving glorious views to the Moors. Flanking the drawing room is a snug and TV room.



The principal bedroom suite is entirely self-contained with its own staircase, dressing room and bathroom. It rises into the roof space with skylights and enjoys a fine southerly outlook through a large window.

There are four further double bedrooms and three bathrooms arranged over three floors, including a ground floor bedroom and a superb 32 ft room with vaulted ceiling on the second floor that serves as a bedroom with living area and study.

The Cottage

The Cottage is a detached, single-storey 'eco' property that offers luxury accommodation with underfloor heating and is geared towards super energy efficiency.

It has a Daikin air source heat pump and separate heat recovery system; the roof, walls and floor are all heavily insulated; and the triple glazed windows offer solar heat gain, thermal insulation and enhanced security.

The accommodation of more than 750 sq ft includes an open plan living/dining/kitchen and far-reaching views to the North York Moors enjoyed through floor-to-ceiling windows and two pairs of French doors. It comes with its own drive, parking area and enclosed garden.



The Cottage



The Cottage



The Cottage



The Cottage



The Cottage



Outbuildings

There is a large yard with a number of modern portal-frame buildings to the east of the house providing 7,274 sq ft of floorspace, ideal for garaging, storage and workshop. They offer potential to be re-adapted to equestrian use, subject to consents.

Garage 45'4 x 26'3 (13.8m x 8m)

Steel portal-frame with concrete floor, store/garage, concrete block walls surround and profile sheet roof and cladding.



Gym 25'2 x 14'9 (7.7m x 4.5m)

Gym area behind garage with store above.

Tractor Shed 72'2 x 26'3 (22m x 8m)

Steel portal-frame with concrete floor, block walling to 6 ft around, concrete floor.

Workshop 39'4 x 26'3 (12m x 8m)

Electric roller shutter doors and personal side door, steel frame, concrete floor, insulated roof, block walling surround. Door through to Home Office.



Home Office/Games Room

26'3 x 18'10 (8m x 5.75m)

Steel portal-frame with concrete floor, concrete block walls and profile sheeting. Telephone, power point, light, plumbing for washing machine. Separate WC / kitchen sink and washbasin with mezzanine storage above.

General Agricultural Building

60'8 x 40'4 (18.5m x 12.3m)

Steel portal-frame with concrete floor, profile sheet roof and cladding. 32 Foot Opening Sliding Doors

Gardens, Grounds and Driveway

Accessed via wrought iron remote-controlled gates, the property is approached via a sweeping driveway that passes a lake and then splits, giving access to the cottage, and continuing to the main parking and turning area behind the house, as well as to the yard and outbuildings. The lake is beautifully landscaped, planted with aquatic plants, irises and rushes and with its own island connected by a bridge.

The parterre garden with its summer house connects to the principal rooms of the house and enjoys a southerly aspect with views to the Yorkshire Wolds. This formal outside space is elegantly designed and abundantly planted with ornamental trees, shrubs and colourful perennials; there is a stone flagged terrace and the whole is enclosed by clipped hornbeam hedging.



Also at the front of the house is a wildflower area as well as a woodland copse with grass walkways meandering between the trees. To the rear lies the kitchen garden, enclosed and rabbit-proofed with raised beds stocked with vegetables and soft fruit. Alongside is a garden shed, poly tunnel and Cedar greenhouse as well as a productive orchard with varieties of apple, pear and plum.

The land is ring-fenced, surrounding the house and outbuildings. It is suitable for grazing and equestrian with three enclosed paddocks each with a water supply and bounded by post & rail and post & wire fencing, bordered by mature hedgerows. To the east of the house is a long, broad stretch of flat grassland extending over 500 metres in length. A verdant green walkway marks the eastern boundary and follows the route of the old railway line; it is flanked by trees and meadow grasses with seating areas at either end, positioned to enjoy the view.

Environs

Prospect House Farm is situated off a no-through country lane surrounded by open countryside in an area known as Marishes. This peaceful hamlet lies within the Vale of Pickering within easy reach of the Yorkshire coast and A64 trunk road to York and Leeds. The neighbouring market town of Pickering is known as 'the gateway to the Moors' and nearby Malton has built a national reputation as Yorkshire's Food Capital with its independent businesses, artisan food producers and brewers, food market and festival. Its local amenities include a community hospital, gyms, a swimming pool and cinema. Malton Railway Station offers direct links to the coast, to mainline York and on to Leeds, London, Liverpool and Manchester Airport. A wide choice of independent schools lie within easy reach of Prospect House Farm including Terrington Hall, Ampleforth College, Scarborough College, Pocklington School and those within the city of York.

Prospect House Farm, Beansheaf Lane, Marishes, North Yorkshire

Approximate Gross Internal Floor Area House: 4,122 SQ FT / 383.25 SQ M
The Cottage: 754 SQ FT / 70.05 SQ M

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

Tenure: Freehold

EPC Rating: House C, Cottage C.
Grade II listed.

Services & Systems: Mains electricity, water, private drainage (Klargester water treatment plant). LPG gas central heating. Zoned heating. Private borehole supplies the paddocks, yard areas and lake. CCTV and fully alarmed.

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

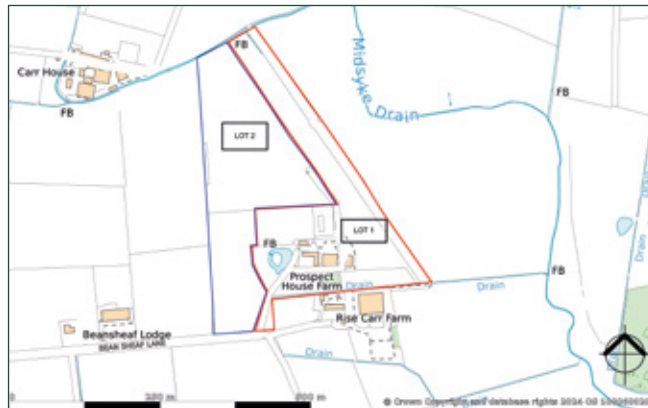
Local Authority: North Yorkshire Council www.northyorks.gov.uk

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: Heading towards Pickering on the A169 Malton Road take the right hand turn to Beansheaf Lane, adjacent to the Beansheaf garage. The property can be found on the left hand side.

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