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ESTABLISHED 1992



WESTFIELD FARM • LITTLE BARUGH • MALTON



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OnTheMarket

**PRS** Property  
Redress  
Scheme



Priestley House, 36 Bootham  
York, YO30 7BL  
sales@blenkinandco.com  
01904 671672

**blenkinandco.com**



## WESTFIELD FARM

Greenland Lane, Little Barugh,  
Malton, North Yorkshire  
YO17 6UY

*Malton 7 miles • Pickering 5 miles  
Kirkbymoorside 7 miles • Amotherby 5 miles  
York 26 miles*

**Outstanding property  
comprising four dwellings,  
outbuildings, gardens and  
paddocks**

The Long House 2510 sq ft

Westfield Farm 2673 sq ft

Ash Garth Cottage 751 sq ft

Chestnut Cottage (LNOC) 2560 sq ft

Barns • double car port • gardens  
• grounds • paddocks

In all 4.045 acres

For Sale Freehold

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Westfield Farm comprises four self-contained houses/cottages, including a Grade II Listed former farmhouse, and is set in four acres with outstanding views across uninterrupted countryside to the Hambleton Hills. Three have connecting doorways – Westfield Farm, The Long House and Ash Garth Cottage - creating the potential to form a single large residence. Workmanship has been carried out to exacting standards throughout the complex and each dwelling has its own distinct character.

The property currently serves as a multi-generational home for two families in addition to a highly successful holiday letting enterprise from the remaining two properties. The Long House and Ash Garth Cottage are run as premium holiday lets, as demonstrated by their 5-Star ratings, impressive reviews and repeat bookings. Chestnut Cottage, converted within the last three years, meets the same high standards. It is important to note that this cottage is subject to a Local Needs Occupancy condition (LNOC).

- Standout village property between Malton and Pickering
- 4 self-contained, stylish and individual dwellings
- Ideally suited for multi-generational living
- First rate holiday letting enterprise
- Superfast broadband throughout the complex
- Set in just over 4 acres of grounds and paddocks
- Would suit those with smallholding and equestrian interests
- Ample parking, garaging and outbuildings

## The Long House

Originally the main farmhouse, it sits behind a dry-stone wall with a delightful outlook across the village green. Listed Grade II and constructed of dressed stone with a pantile roof, it is understood to date from the 17th century with mid-19th century additions.

A meticulous renovation has been carried out with due deference to the age of the property. Along with handmade, double glazed Yorkshire sliding sash windows and column radiators, fine period features have been restored including exposed beams and vaulted ceilings, floorboards, stone flags, quarry tiles, fireplaces, original cupboards and wood panelling. The dining room has a cast iron kitchen range (circa 1951) and there is a log-burning stove within the inglenook fireplace in the sitting room. The house has high

tech elements that ensure the highest standards of comfort and has been adjusted to suit wheelchair users. There are adjustable kitchen worktops, a wet room with grab rail and pull cord alarm and remote-controlled blinds.

The fitted country kitchen includes a Belling range cooker, integrated appliances, a water softener and a pantry cupboard; alongside is a utility/boot room with a range of units. There are four double bedrooms, three with en suite bathrooms.

The principal bedroom suite is on the ground floor, has a wet room with underfloor heating and an Italian 'paddle' spiral staircase to mezzanine level. On the first floor, bedrooms 2 and 3 both have en suite shower rooms and bedroom 4 benefits from access via an independent staircase.

This property has planning permission for use as a Permanent Dwelling and a Holiday Let.



## Westfield Farm

Built on the footprint of an earlier stone barn, Westfield Farm is one of two principal private residences on site. Constructed of dressed limestone beneath a pantile roof and with its hand-waxed beams, it could be easily mistaken for a 300-year-old building, despite its modern construction techniques. Indian stone flooring runs the full length of the ground floor with underfloor heating throughout. The property faces due south and has an attractive, private courtyard garden to the front, landscaped for low maintenance with paving, gravel, raised beds and a timber shed. To the west there is a garden terrace with access and an outlook along a long lawned area featuring a wildlife pond and willow tree. Beyond lie the Hills.

The kitchen is open plan to the dining room creating a wonderful family space. It is fitted with a range of cabinets, granite worktops, integrated appliances, a water softener, Belfast sink and breakfast bar; a part-glazed stable door gives access to the courtyard garden. Alongside, the utility/laundry room also has a range of cabinets with quartz worktops and a Belfast sink. A fabulous garden room comes with a brick paved floor, vaulted ceiling and full-length, oak-framed windows to east and west. French doors open onto a terrace with a covered seating area and a fine westerly outlook. An additional door provides a second access to the courtyard garden. The sitting room has a cast iron log burning stove and French doors opening south. Upstairs are three double bedrooms, one with an en suite bathroom and all with vaulted ceilings. The house bathroom includes a free-standing roll top bath, walk-in shower cubicle, wash basin, WC and heated towel rail.

This permanent dwelling has planning permission for use as a Holiday Let.



## Ash Garth Cottage

This former milking parlour and its paved garden enjoy a lovely outlook west across the grounds towards the Hambleton Hills. This property has been converted to a notably high standard and is generously proportioned for a single storey, one bedroom cottage. Its high spec finish includes underfloor heating throughout, oak floorboards and restored features such as exposed stonework and vaulted ceilings with exposed beams in every room. It sits close to the car port.

The open plan kitchen/dining/living room features a vaulted ceiling with exposed roof trusses and timbers, exposed stonework as well as a cast iron log burning stove set on a stone hearth. The kitchen has been fitted with a range of cabinets, integrated appliances and a water softener, and there is a utility room as well as a separate cloakroom/wc with a walk-in shower cubicle. The large bedroom suite has oak flooring, a vaulted ceiling and French doors opening south; alongside is the bathroom with a bath tub, wash basin, WC and heated towel rail.

This property has planning only for use as a Holiday Let.



### Approximate Gross Internal Floor Area

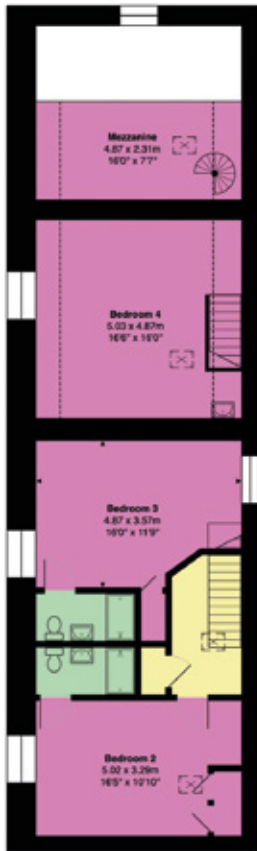
The Long House: 233.2 SQ M / 2510 SQ FT

Westfield Farm: 248.4 SQ M / 2673 SQ FT,

Ash Garth Cottage: 69.8 SQ M / 751 SQ FT

TOTAL: 551.4 SQ M / 5934 SQ FT

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



The Long House



The Long House - Westfield Farm



Westfield Farm

#### The Long House – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### Westfield Farm – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	66	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### Ash Garth Cottage – Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		105
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	63	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



## Chestnut Cottage

Chestnut Cottage is a detached property that sits apart from the other dwellings on the complex, as denoted by the block paved drive, allocated parking and turning area. It enjoys a particularly lovely position with a good-sized garden to three sides.

The property's position enables it to take full advantage of the breathtaking country views to the west. Recently converted from a detached workshop it offers superb accommodation over two floors. Presented to a high specification throughout, the property includes features such as underfloor heating across the ground floor, an oak staircase and oak floors, handcrafted beams and a beautifully appointed kitchen. The open plan kitchen/dining/family room includes a cast iron log burning stove and a breakfast area with French doors within an oak-framed bay opening west onto its private gardens. The kitchen has a limestone floor and is fitted with a range of cabinets, quartz worktops, integrated appliances, a double Butler sink unit with waste disposal, a boiling water tap and a water softener. Alongside is a large utility room and a cloakroom/wc. A separate snug comes with a cast iron wood burning stove set on a slate hearth. There are three bedroom suites, one on the ground floor and two on the first floor benefiting from good ceiling heights.

This property can be used as a main Permanent Dwelling if local planning restrictions are met, and has planning permission to be used as a Holiday Let.

## Outbuildings

Fully-equipped laundry room, just off the courtyard.

Barn of timber frame construction with corrugated cladding, electric light and sockets and a mezzanine storage area.

Music room, fully insulated with electric light and sockets, and double doors to the front.

Open-fronted double car port with electric light, sockets, water supply and EV charger

Fuel store with electric light and sockets housing two 2,500 litre oil tanks (serving The Long House, Westfield Farm, Ash Garth Cottage).

## Gardens, grounds and land

Westfield Farm sits on an elevated spot facing east over the rural village lane and village common with its deep grass verge and open farmland beyond. On its southern flank a gravel drive sweeps into the old fold yard, now a sheltered courtyard wherein lies the entrance to Westfield Farm. Here is a double car port and ample room for additional parking. Beyond, the drive is block-paved with a turning area. The gardens and grounds have been expertly landscaped and maintained, and the four properties each have their own private areas. There are manicured lawns, shrub borders, two natural ponds, a productive fruit orchard, patios and terraces.

A useful portion of land, amounting to approximately 3.4 acres, lies on the west and provides good quality grazing. In addition, there is a recently established spinney planted with a variety of native trees.

## Environs

Pronounced 'Barf' and meaning 'rise of the land', Little Barugh is a peaceful rural village within the Vale of Pickering situated within striking distance of four market towns. The neighbouring village of Kirby Misperton has a fine-dining restaurant and hotel, and there is a primary school at Amotherby with the prep school, Terrington Hall, just a short drive away.





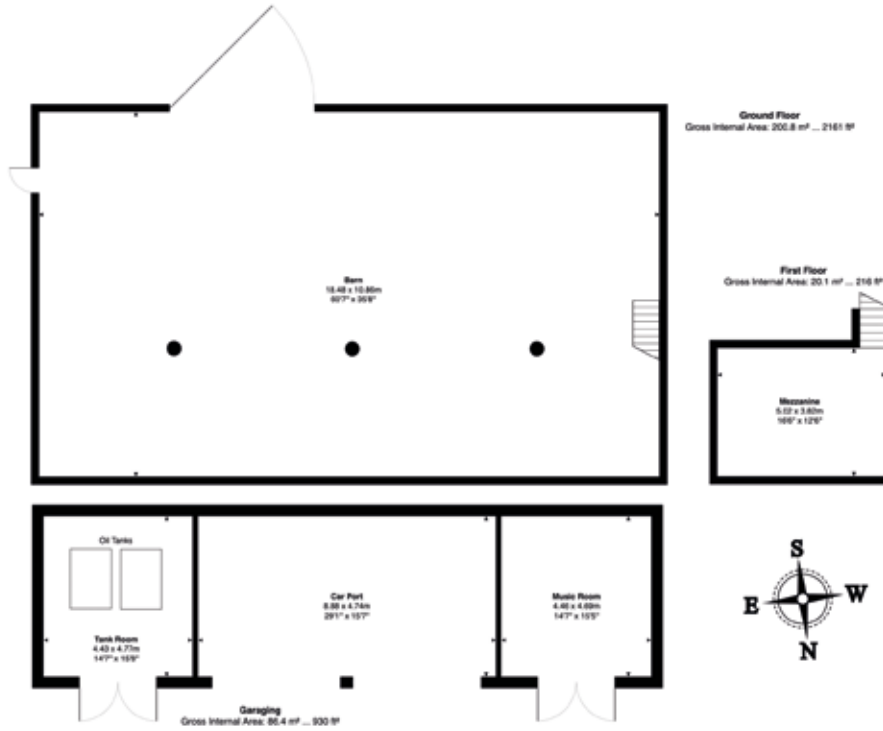
Nearby, the market town of Malton offers a wide range of amenities and in recent years has gained a reputation as 'Yorkshire's Food Capital', with its regular farmers markets, high profile food

festivals and independent retailers. Its railway station offers regular services to York mainline station from where London can be reached in less than two hours.

The North York Moors and Yorkshire coast are close at hand, and Castle Howard is four miles away.

**Approximate Gross Internal Floor Area** Chestnut Cottage: 237.9 SQ M / 2560 SQ FT  
 Barn & Garaging: 307.3 SQ M / 3307 SQ FT

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



Chestnut Cottage – Energy Efficiency Rating	
Current	Potential
74	88

Very energy efficient - lower running costs

(92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** August 2024. Brochure by wordperfectprint.com

**Tenure:** Freehold  
**EPC Rating:** Westfield Farm D, Ash Garth Cottage D, Chestnut Cottage C, The Long House E

**Council Tax Band:** D

**Services & Systems:** Mains electricity, water. Private drainage. Oil fired central heating to all properties. Superfast broadband is available in the village with speeds of up to 1,000 mbps

**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.

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

**Further Notes:** Long House meets the M3 National Accessibility Scheme criteria. Chestnut Cottage is subject to a Local Needs Occupancy condition and is currently occupied.

**Directions:** Heading into Little Barugh, the property lies at the beginning of Greenland Lane, metres from the Kirby Misperton junction and behind a deep green verge. What3words ///miles.upon.suspended

**Viewing:** Strictly by appointment

**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.



City

Country

Coast

