

COMMON BOTTOM FARM

Thorganby, York



COMMON BOTTOM FARM

Period house with attached cottage/annexe and outbuildings set in two acres and surrounded by farmland

*Wheldrake 3 miles • York city centre 10 miles
Pocklington 14.5 miles • Leeds 31 miles*

- Farmhouse:** staircase hall • 3 reception rooms
kitchen/dining room • utility room and wc • link hallway
home office • 5 bedrooms • 2 bathrooms
- Cottage:** kitchen • dining/living room • bedroom • bathroom
- Double garage • stores • workshop • 3-bay open barn
- Stable block and yard:** 5 stables • feed room
secure tack room • rug store
- Wraparound garden • greenhouse • 2 paddocks
- In all 2.1 acres
- For Sale Freehold



ESTABLISHED 1992

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Common Bottom Farm, Thorganby, York YO19 6DN

Approximate Gross Internal Floor Area

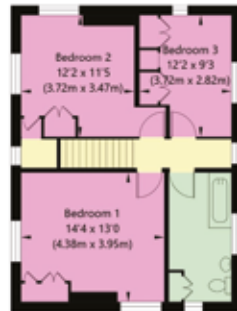
Main House: 2871 SQ FT / 266.75 SQ M

Annexe: 730 SQ FT / 67.78 SQ M

Total: 6084 SQ FT / 565.17 SQ M

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

Energy Efficiency Rating		Current	Potential
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			



Main House First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 607 SQ FT / 56.41 SQ M



Main House Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2264 SQ FT / 210.34 SQ M



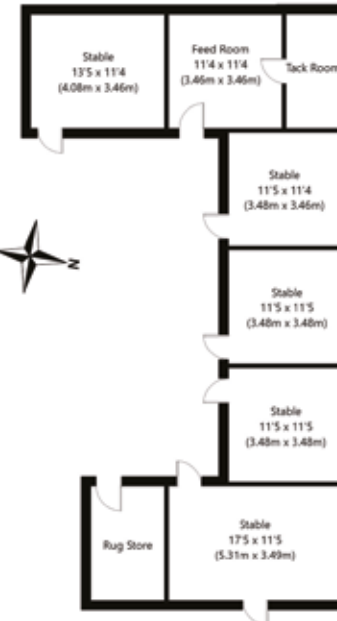
Annexe First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 342 SQ FT / 31.73 SQ M



Annexe Ground Floor
GIA APPROX.
388 SQ FT / 36.05 SQ M



Open Barn
GROSS INTERNAL FLOOR AREA
APPROX. 362 SQ FT / 33.64 SQ M



Stables
GROSS INTERNAL FLOOR AREA
APPROX. 1053 SQ FT / 97.83 SQ M

City

Country

Coast

Common Bottom Farm is a hugely versatile property arranged around a charming 1920s farmhouse that has been sympathetically updated and extended in recent years. An interlinking hall connects the original farmhouse to an annexe and a two-storey cottage, providing separate or integrated accommodation with options for generating income or multi-generational living. Contiguous to the house are a variety of outbuildings, a detached stable block and two paddocks. 360-degree views across open countryside can be enjoyed from every corner of the property and the nearest neighbour is half a mile away, with the villages of Wheldrake and Thorganby accessible on foot. This wonderful rural property is on the market for the first time in twenty years.

- Period house, ideal for multi-generational living
- Property stands on its own with far-reaching views
- Family house extending to 2871 sq ft with potential ground floor annexe
- Cottage totalling 730 sq ft over 2 floors
- Detached stable block and a wide range of outbuildings
- Landscaped gardens, 2 paddocks/ fields, yard
- Renewable energy systems with biomass boiler and UV solar panels
- Significant potential for generating income
- Rural but accessible, 10 miles south of York
- 2 villages within 3 miles – shop, pubs, school



Tenure: Freehold

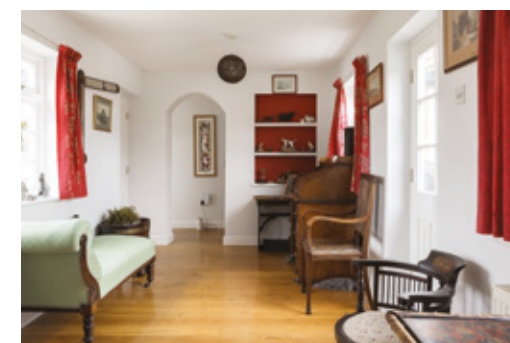
EPC Rating: TBC

Services & Systems: Mains electricity and water. Biomass boiler with electric immersion back-up. Ground mounted UV solar panels. Private drainage.

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

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.



At the heart of the house is the wonderful kitchen/dining room with a Karndean 'oak' floor, recessed downlights and a long window seat. It is ideally proportioned and comfortably accommodates a family-sized dining table. There are ample fitted units, integrated appliances and a curved island unit with timber worktop and an electric Aga. Alongside is a hugely practical utility/laundry/boot room with a separate WC and an external door to the drive. The flooring from the kitchen continues into the garden room, which enjoys light from three sides and has French doors opening west onto the garden terrace where there is a BBQ area/outdoor kitchen under a canopy. A study with a wood-burning stove and south facing garden views would serve equally well as a snug. The 20 ft sitting room has a multi-fuel stove and is double aspect with long views across the garden and front paddock. Upstairs

are three bedrooms, all double aspect and with fitted wardrobes. The house bathroom includes underfloor heating and a heated towel rail. A part boarded loft is accessed via a drop-down ladder.

An entrance hallway, overlooking the drive to the front and courtyard garden to the rear, connects the farmhouse to the annexe and cottage. The potential annexe was originally developed from existing outbuildings to provide accommodation for extended family and retains independent access. It is currently arranged as two bedrooms, an office and a large four-piece bathroom.



The Cottage

The charming two-storey cottage is independent to the house with its own front door and courtyard garden but is connected to the farmhouse via the link hallway. It runs on the same biomass system. The accommodation comprises a sitting/dining room with a multi-fuel stove, a fully fitted kitchen and, on the first floor, a double bedroom with exposed roof trusses and a four-piece suite bathroom.

Outside

From Common Lane, a long tree-lined drive leads past the house to the cottage, garage and outbuildings providing ample space for parking. The larger front paddock has scattered mature trees and is accessed from the drive via a farm gate. The smaller stock-fenced paddock sits on the north east corner adjacent to the stable block. The whole property is enclosed by a mature hedge and surrounded on three sides by arable farmland.

The sunny south facing garden wraps around the house on three sides. It is enclosed by stock fencing and a pyracanthus hedge. There is an expanse of lawn featuring a well (with canopy and safety cover), herbaceous borders, raised beds, a greenhouse, a fruit cage and a variety of fruit trees including plum, pear, apple and apricot. The inner courtyard garden, forged from the original foldyard, is lawned with a pond and water feature.

Outbuildings

The double garage, constructed some 20 years ago, has a large workshop behind with power and light. A three-bay open barn and a detached stable block were constructed by John Goodrick Equestrian. The stable block comprises five stables, a feed room, a tack room and a rug store surrounding a secure yard behind a five-bar gate. In addition, there are three traditional stables of brick and pantile attached to the main property, all now used for storage purposes. A further outbuilding houses the biomass boiler and hopper.





Attached Cottage/Annexe



Attached Cottage/Annexe



Attached Cottage/Annexe



Attached Cottage/Annexe



Attached Cottage/Annexe



Attached Cottage/Annexe



Environs

Common Bottom Farm is situated a mile or so outside Thorganby, a linear village that sits on the west bank of the river Derwent. There is direct access from the house to a footpath and bridleway to Escrick Park estate and Escrick Park Rideways. Along winding Thorganby Main Street are some attractive period and modern houses, The Jefferson Arms public house/restaurant, a village hall and an historic church. There is also a playground and playing fields. The neighbouring village of Wheldrake offers further amenities including a Co-op convenience store and post office, public house, primary school and renowned nature reserve. Common Bottom Farm falls within the catchment of Fulford School (Ofsted 'Outstanding' 2023) and lies close to Queen Margaret's School at Escrick as well as the independent schools in York and Pocklington. York's Designer Outlet and York ring road/A64 are some eight miles to the north, connecting to Leeds, the A1(M) and national motorway network.

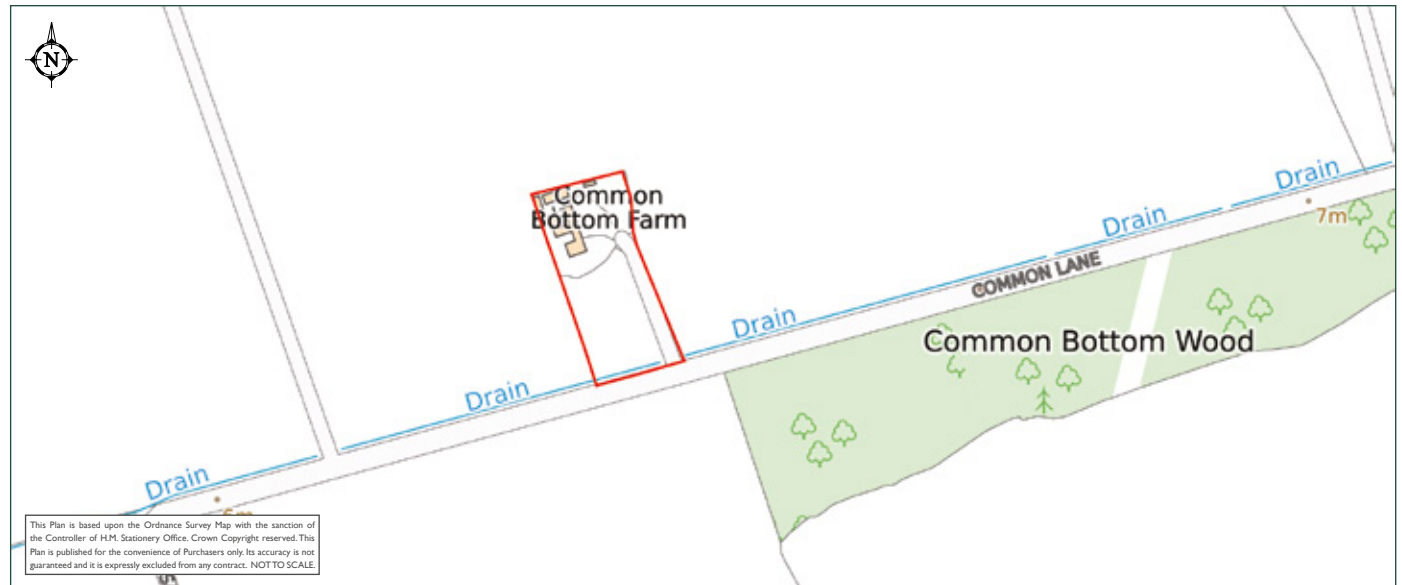
Directions

The road to Common Bottom Farm lies between Wheldrake and Thorganby. Immediately past the Thorganby boundary sign, take Mill Lane on the right hand side, merging into Common Lane. Common Bottom Farm is some one-and-a-half miles down on the right hand side.

what3words: ///silks.laces.reach

Viewing

Strictly by appointment.



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