

EAST UPSALL FARM

Middlesbrough Road, Guisborough



GSC GRAYS

PROPERTY • ESTATES • LAND

EAST UPSALL FARM

MIDDLESBROUGH ROAD, GUISBOROUGH TS14 8JT

A FIVE BEDROOM FARMHOUSE IN NEED OF COMPLETE RENOVATION AND REFURBISHMENT, SET IN 5.68 ACRES WITH SUBSTANTIAL GARDENS, Paddock AND A SMALL POND, ALL ENJOYING OUTSTANDING VIEWS OVER FARMLAND TOWARDS ROSEBERRY TOPPING AND THE CLEVELAND HILLS.

Accommodation

Hallway • Kitchen Breakfast Room • Living Room with Fireplace • Dining Room
Sitting Room • Utility Room • Ground Floor Bathroom • Large Utility and Store
Room • Five First Floor Bedrooms • First Floor Bathroom

Externally

Parking for Multiple Vehicles • Paddock • Large Gardens • Pond and Beck Running
Between the Paddock and the Gardens • Timber Outbuildings in Need of Repair
In All, Approx. 5.68 Acres



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5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320



Situation and Amenities

Known as the gateway to the North Yorkshire Moors, the historic market town of Guisborough has an array of shops and a library. Much of the scenery is breathtaking and can be enjoyed from the many walks available. There is a range of schools, including a Montessori Pre-School and sports clubs including badminton, football, bowling and rugby. In addition, there is a theatre club and an art society.

Stokesley 9.7 miles, Middlesbrough 9.3 miles, Darlington 25.2 miles (distances are approximate). Road links to the A66 and A19 providing access to Teesside. Direct train services from Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

East Upsall Farm

This is a wonderful opportunity to renovate and refurbish a substantial, traditional farmhouse with exceptional views, situated in an idyllic location between Guisborough and Nunthorpe. The house itself is now in a considerable state of disrepair but for those with a vision and the skills, this could be an incredible family home which, with a second staircase, also has annexe potential.

The property offers three reception rooms, a large kitchen and breakfast room and a utility. There are five bedrooms and a bathroom on both the ground and first floor, creating a flexible living space.

Accommodation

Positioned at the rear of the house, the three reception rooms are perfectly located to enjoy the southerly aspect and views over the garden. The living room benefits from a fireplace, whilst the remaining two offer plenty of additional space and could be used as dining or sitting rooms.

The large kitchen and breakfast room could be renovated to form the “hub of the home”, whilst the utility room directly opposite is a substantial space for essentials and storage. A ground floor bathroom offers further flexibility.



To the first floor, there are five bedrooms, three of which enjoy exceptional views over the gardens and farmland towards Roseberry Topping and the hills.

The second staircase leads up to an additional landing area, which gives access to one of the bedrooms along with the shower room.

Externally

The property represents an ideal opportunity for those with equestrian interests, small holding requirements or simply for families looking for a home with plenty of space to enjoy.

To the rear and side of the house, there is a large garden with mature trees and several timber outbuildings in need of repair. The beck runs along the western boundary of the paddock and through the garden, creating a peaceful and idyllic spot with stunning views. The large paddock has a mix of hedging and fencing in need of repair to ensure it is stock proof.

To the front of the property, there is an orchard area bordered by the beck, which runs along to form a small pond and then back again; a pretty area in which to sit and relax.

Parking

There is parking for multiple vehicles to the front of the property with a large timber outbuilding in need of repair.

Directions

Please use what3words reference [///pose.shield.spoke](#)

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

Redcar and Cleveland Borough Council. Council tax band D.



Services

Mains water and electricity with 16 additional solar panels on the south-facing roof. Oil-fired heating. There is drainage to a septic tank which we understand is unlikely to meet current regulations and any potential buyer will want to understand the costs and necessity to replace.

Footpath

Please note, there is a public footpath crossing the paddock, across the beck and along the southern boundary at the rear of the garden.

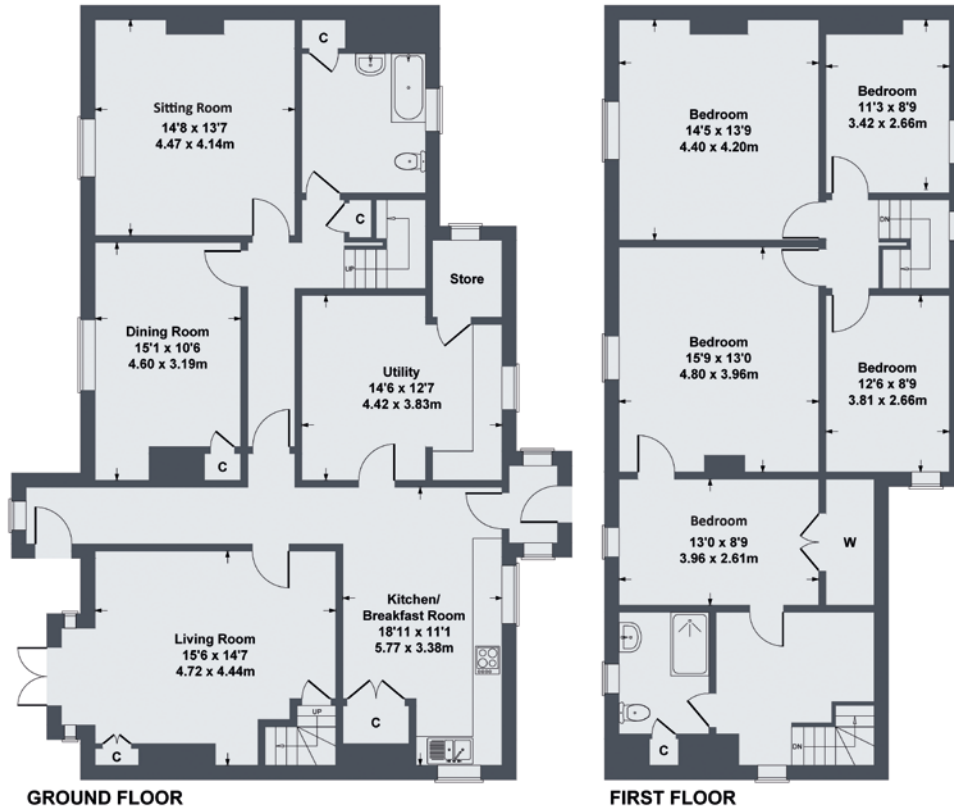
Wayleaves and Covenants

East Upsall Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



East Upsall Farm, Guisborough

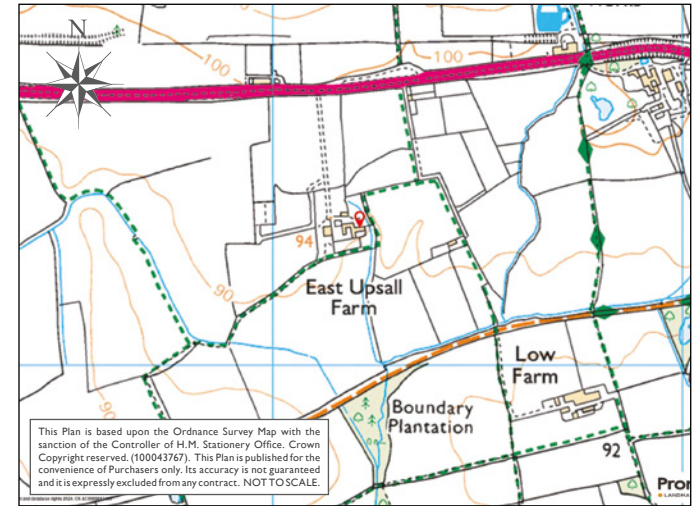
Approximate Gross Internal Area
2411 sq ft - 224 sq m



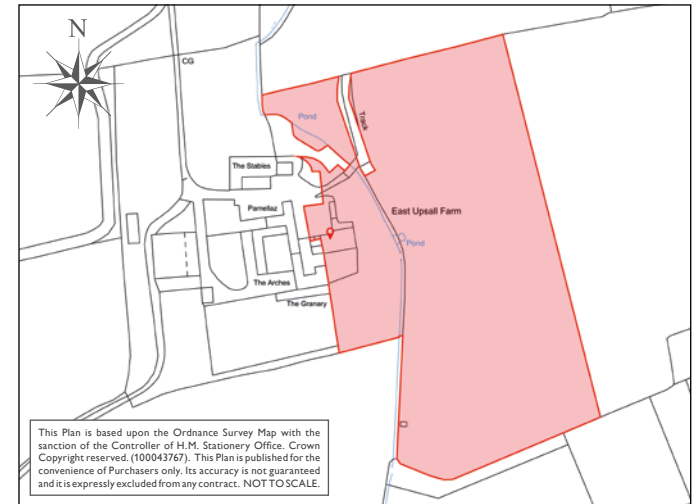
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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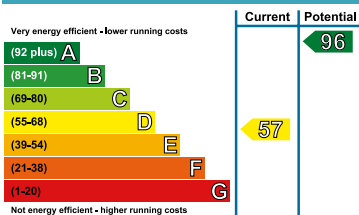


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Energy Efficiency Rating



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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: April 2024