



- Exceptional 18<sup>th</sup> Century Yorkshire Wolds Farmstead ● Set in Approx. 3 Acres of Grounds
  - Attractive Farmhouse with Three Double Bedrooms and Two Further Loft Rooms
    - A Substantial Holiday Letting Opportunity with Proven Income Potential
  - Diverse Collection of Accommodation inc. Glamping Pods, Studios & Cottage
    - Idyllic Rural Location Surrounded by Farmland and Close to Filey Bay

## GENERAL AND SITUATION

Approximate Distances:

Filey 3 miles • Bridlington & Scarborough 9 miles • Malton 25 miles  
Whitby 32 miles • York 40miles

An impressive, period farmhouse with three double bedroom and two further loft rooms, set in approx. 3 acres with a range of holiday let accommodation, in a popular and accessible rural location, close to the coast.

Dale Farm House offers a rare opportunity to acquire an exceptional lifestyle property with good income potential. Offering a number of imaginatively converted holiday lets, with space for a total of twenty-six guests, the property is also used as a wedding venue and has previously offered yoga retreats. It is now for sale due to the vendors retirement and is offered for sale as a going concern with, in the agent's opinion, potential for new owners to considerably increase turnover further, should they so wish.

The owners accommodation is a comfortable, period farmhouse with three large double bedrooms and two further loft rooms / occasional bedrooms, and has an attached cottage, currently utilised as a holiday let, that could be suitable for an extension of the owners living accommodation, or for use as an annexe or dual-family living.

The property is located in open countryside on the edge of the well serviced village of Hunmanby, which sits on the borders of the Yorkshire Wolds and the Vale of Pickering and within striking distance of the Heritage Coastline. The village provides a good range of amenities including shops, cafes, pubs, church and primary school. The Yorkshire Wolds Trail passes nearby and enjoys excellent views, whilst the town of Filey and the larger Victorian seaside town of Scarborough have a full range of facilities and amenities, including railway access to the East Coast Mainline.

The location of the property is therefore ideal for holiday accommodation offering walking, cycling, horse-riding, beaches, water sports and many other tourist attractions.

## THE FARMHOUSE

A period three bedroom farmhouse dating back to c.1789, benefitting from double glazing and LPG heating / Biomass Boiler (wood pellets) The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The front door leads into an **Entrance Hall** with stairs rising to the **First Floor**, an understairs storage cupboard, a cloaks cupboard and a **Cloakroom** with WC and wash hand basin. Off to the right, the **Lounge** has a lovely focal fireplace with fitted cupboards to either side of the chimney breast. Double doors lead to a **Conservatory** which looks out across the lawned gardens to the front of the house.

To the left of the **Entrance Hall** is the **Sitting Room** which has a cosy multi-fuel burner, set into a brick fireplace with tiled hearth and surround.





The rear section of the property is the true hub of the home having a spacious **Kitchen Dining Room** which has a range of free-standing units with central island (negotiable) and exposed ceiling beams. There is a butler sink with mixer tap, LPG Rangemaster Cooker and space for a large free-standing fridge freezer. A door leads to outside, and a door leads to the **Utility Room** which has space and plumbing for appliances, and an access door to the adjoining cottage, currently blocked off.

To the **First Floor** the **Landing** has a built-in **Linen Cupboard** and gives access to **Three Double Bedrooms**, two of which are to the front of the house and have feature fireplaces and fitted cupboards. A **Family Bathroom** has panelling to some walls, tiled flooring and a free-standing roll top bath, shower cubicle, WC and wash hand basin.



The **Main Bedroom** has an **Ensuite** which is fully tiled and has a large shower, wash hand basin and WC, and stairs leading up to the **Second Floor** which has **Two Further Rooms** with **Storage Cupboards** and skylight windows, suitable for use as **Occasional Bedrooms**.

### HOLIDAY LET ACCOMMODATION

A total of eleven imaginative, individual and well presented holiday letting accommodations. The accommodation in brief for each is as follows, please refer to the floor plans for approximate room sizes



### DALE FARM COTTAGE

Connected by a lockable door to the main farmhouse, this pretty stone cottage was converted from the original farm hand's cottage. It could easily be integrated into the accommodation of the main farmhouse if more space was required, or to provide multi-generational living.

An **Entrance Hallway** gives access to the **Communal Shower Room** and **Laundry Room**, as well as an entrance doorway into the **Cottage Dining Room** which has a fireplace and exposed beams. Doors lead off to a **Conservatory** with doors to the a private **Patio Garden**, a **Lounge** with a logburner set on a tiled hearth, a **Hall** with stairs rising to the **First Floor**, and a **Kitchen** with fitted units and integrated electric oven and hob, 1½ bowl sink and tiled worktops. A blocked doorway leads back to the main farmhouse.



To the **First Floor** there are **Two Bedrooms**, both of which have feature fireplaces and one having an **Ensuite** with shower, WC and wash hand basin. There is a **Family Bathroom** with bath with shower off taps, WC and wash hand basin with storage below.

To the **Second Floor** the **Main Bedroom** has eaves storage and an **Ensuite** with shower cubicle, WC and wash hand basin. Nb there are some sloping ceilings throughout the **Second Floor**.





### WOODLAND CABINS

There are three spruce cabins in total, each sleeping two people. They are double-glazed, insulated, have power and light, and have a wood burner, along with a decked seating area.

### THE TREEHOUSE

A rustic wooden cabin raised up in the tree canopy and accessed by steps, sleeping two people. The treehouse has a shower room, a balcony offering fabulous views, and beneath it at ground level, a WC and an outdoor kitchenette with power and hot water, as well as a seating area.

### THE GRAIN STORE

An ingenious conversion of the old grain silo that enjoys beautiful farmland views, with a well-equipped kitchen, shower room and snug area with wood burner downstairs, and a mezzanine bedroom area. Outside it has a decked patio seating area.

### THE SUMMERHOUSE

Converted from the old cow shed and maintaining many original features, the property sleeps two people and has bi-fold doors opening out onto the kitchen garden. It has an open-plan living / sleeping area with a wood burning stove and a separate kitchen and shower room. This lovely light and airy room has also been utilised as a Yoga Room in the past.

### DAIRY STUDIOS

Two ground floor, self-contained studios each sleeping two people converted from the original dairy and having a number of original features. Both have kitchens, ensuite bathrooms and central heating, one has a log burner.

### THE GRANARY

First floor loft style apartment sleeping two people converted from the original granary building with the grain hatch, beams and staircase still in situ. It has its own private entrance and is stylish, open-plan accommodation with Lounge / Dining / Kitchen with a separate, spacious bedroom with ensuite bathroom.



# RURAL SCENE

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## OUTBUILDINGS & SERVICE BUILDINGS

### THE BREAKFAST CABIN

A timber built building with kitchen and cooking facilities previously used to provide served catering to guests.

### EXTERNAL BOILER ROOM / LAUNDRY ROOM

Housing both the main biomass boiler and a back-up LPG boiler the building also provides a utility area with a washing machine and space for tumble dryer used within the business.

### GUEST SHOWER ROOM

Providing wash facilities for guests with shower cubicle, butler sink, WC, tiled flooring and heated towel rail.

Set within the Courtyard there a number of brick outbuildings.

**OUTDOOR COVERED WEDDING VENUE** with an adjoining onsite bar known as 'The Yorkshireman'

**WORKSHOP and STORE ROOM** with access to the bars Kitchen and Store Room, and set beneath The Granary accommodation.

**FORMER HORSE STALLS** with potential for conversion into further accommodation or useful guest space, subject to gaining the necessary consents.

**OFFICE** accessed from the courtyard bar by stone steps and adjoining the first floor apartments, giving potential for extending the apartment accommodation



## OUTSIDE & LAND

A shared driveway from the road, leads into a private driveway up to the property that sweeps around the front of the farmhouse and leads to ample vehicle parking for guests. Attached to the farmhouse there are **Two Garages**, brick built, with up and over doors (not shown on plan)

There are lovely mature gardens with a wide range of mature trees and shrubs, along with vegetable beds and greenhouses.

IN ALL APPROX. 3 ACRES  
(About 1.2 Hectares)

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## LOCAL AUTHORITY

SCARBOROUGH BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED & BIOMASS BOILER (wood pellet) CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold      COUNCIL TAX E

## ENERGY RATINGS

Farmhouse – E	Cottage – F	Summerhouse – G
The Granary – G	Dairy Studio 1 – E	Dairy Studio 2 – E

## DIRECTIONS

From the A64 roundabout take the A1039 and follow for approx. 2 miles. Take a slight right turn onto the Whitegate Hill and follow this road for approx. 2 miles. Turn right onto Hall Park Road and after approx. ¾ mile this becomes Bartindale Road. The property will then be found on the right hand-side, identified by its own signage.

Please note that all the farms on the road do have the same postcode.

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## VIEWING

Strictly by appointment only with the Agents

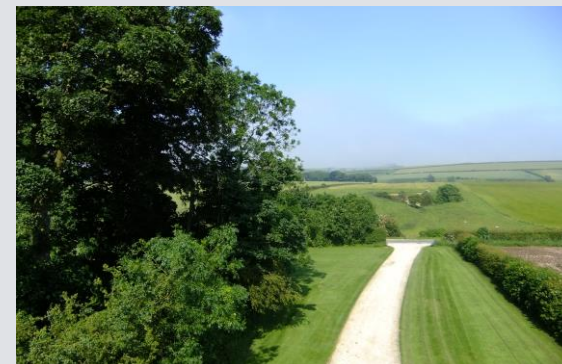
## WEBSITE

[www.dalefarmholidays.co.uk](http://www.dalefarmholidays.co.uk)

## ACCOUNTS

An approximate set of turnover figures are available from the agents to genuine enquirers on request. Full accounts figures will be made available to serious purchasers at a later point in negotiations.

Full fixtures and fittings in respect of the business are available by separate negotiation.



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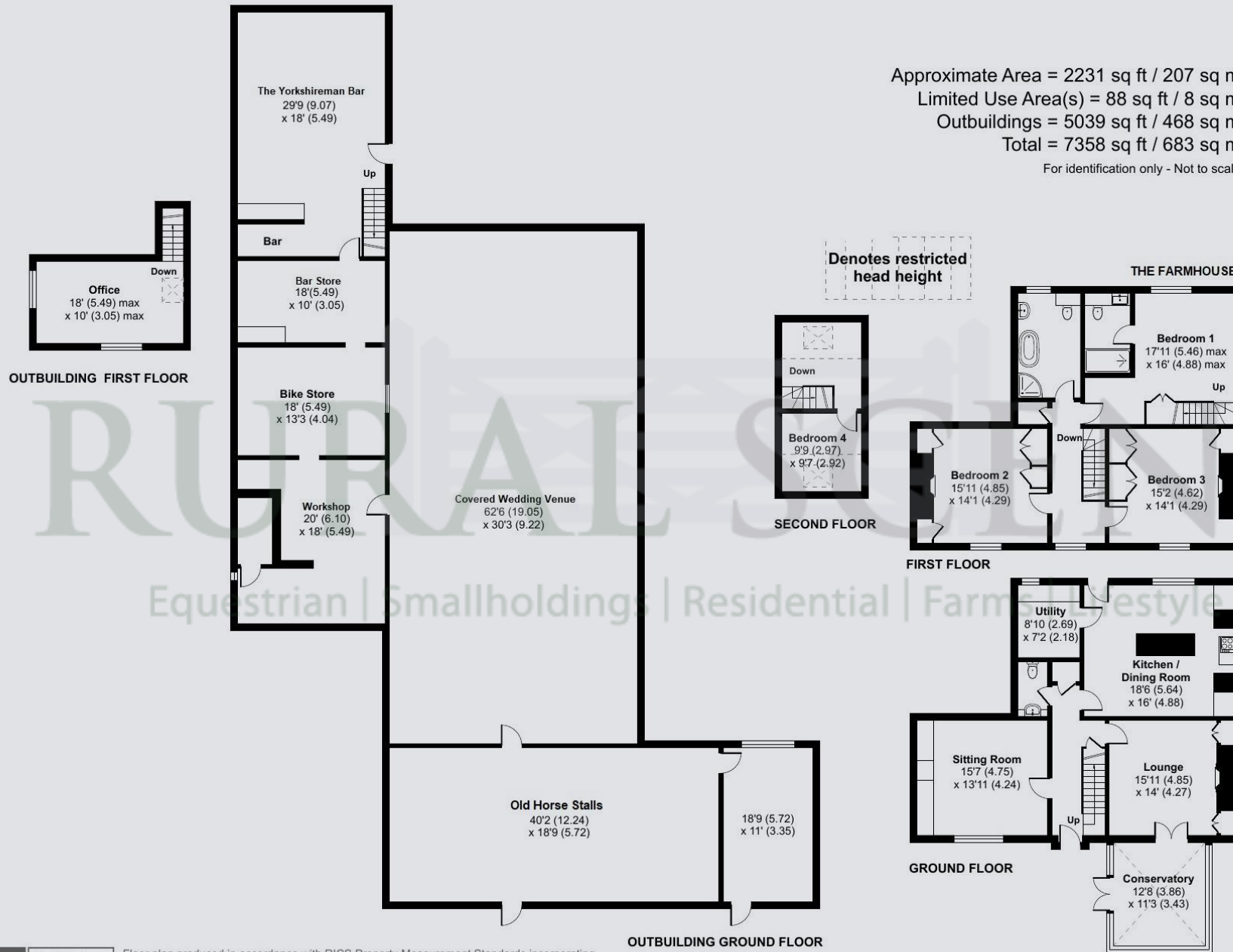
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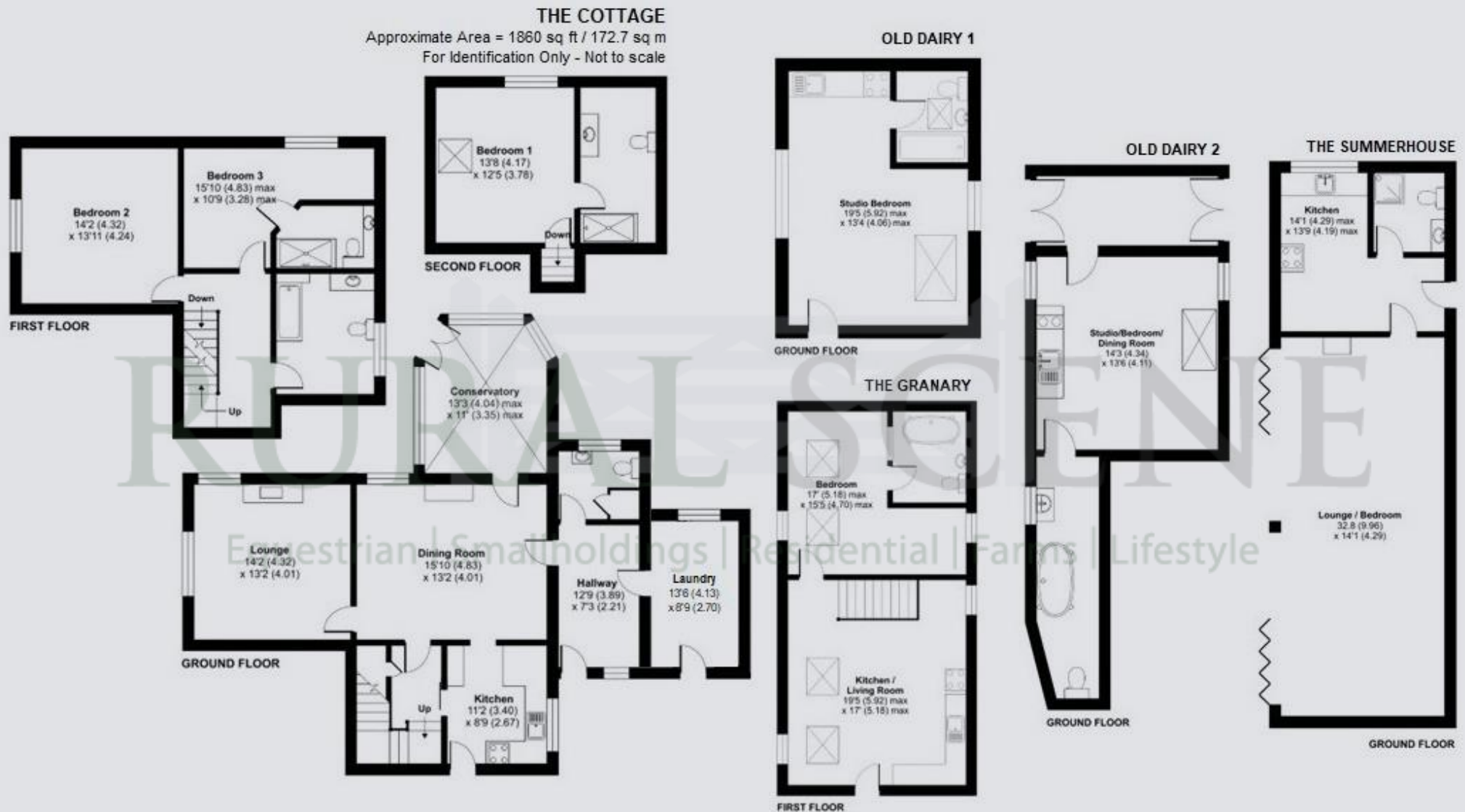
N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited DALE FARM HOUSE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

Approximate Area = 2231 sq ft / 207 sq m  
 Limited Use Area(s) = 88 sq ft / 8 sq m  
 Outbuildings = 5039 sq ft / 468 sq m  
 Total = 7358 sq ft / 683 sq m

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Rural Scene. REF: 942772