



## Thornton-on-the-Hill, Easingwold, York

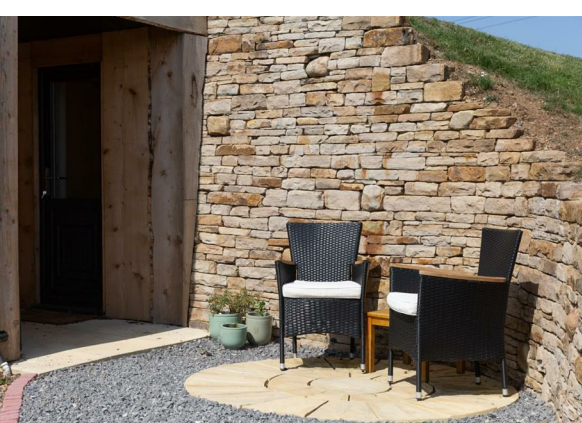
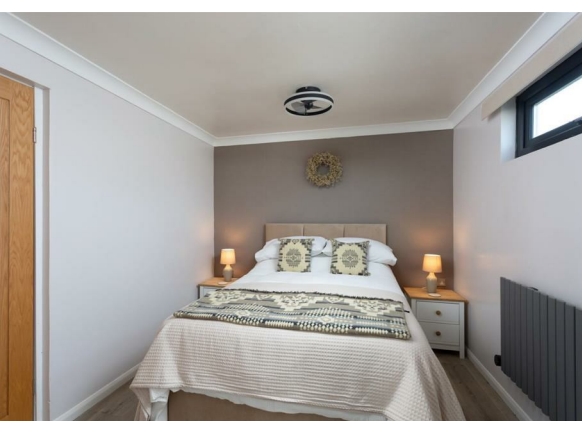
### Guide Price £995,000

A rare and exciting investment opportunity to buy 3 newly built earth sheltered eco pods in an idyllic hillside setting nestled between the North York Moors National Park, the Vale of York and the Yorkshire Wolds yet only 15 miles from the historic city of York and Junction 48 of the A1(M). Each one bedroomed pod has been carefully designed with sustainability and comfort in mind, ideal for use as a personal retreat or as a high potential holiday let investment in one of Yorkshire's most sought after rural regions.

\*\*\* IDYLIC LOCATION & STUNNING VIEWS \*\*\*

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## Location, Lifestyle & Sustainability

A unique trio of one bedroom holiday homes, thoughtfully built into the hillside on a private self-sufficient family estate in one of Yorkshire's most picturesque and accessible rural locations, 3.5 miles north of Easingwold, 9 miles from both Helmsley and Thirsk and around 15 miles from both York and Junction 48 of the A1(M).

The Baggins estate also features the award winning Farm Gate Farm Shop and Free Range Butchery which is open every Friday and Saturday from 09:00 to 14:00 offering a wide selection of free-range meat reared on the estate, an artisan bakery, a variety of British artisan cheeses, seasonal organic fruit and vegetables along with loose tea and coffee plus a selection of Yorkshire wine, cider and beer. The shop also offers home-made recipe boxes and a convenient click & collect service available Thursday to Sunday.

Nestled into the gentle slopes of the Howardian Hills Area of Outstanding Natural Beauty, these beautifully designed pods offer a blend of eco-conscious living and modern comfort. The location is perfectly placed for rural escapes, walking and exploring some of North Yorkshire's most iconic landscapes.

## Inspired By The Beauty Of Tolkien's World

The meadow, known as Māra Lairē, translates into 'Good Meadow' in Elvish and embodies everything that Tolkien epitomises. Built into the hillside overlooking a south facing meadow and a panoramic view across the Vale of York, this idyllic retreat features just 3 unique holiday homes currently known as Taras Sarn, Arad Ostar and Ethelë Roos.

## Agent's Note

Please note that Taras Sarn (Pod 1) is the "show pod", it's fully furnished and ready to receive their first guests. Pods 2 and 3 (Bag End and The Shire) are both built but at differing stages of interior completion so buyers currently have a golden opportunity to buy a pod "as seen" and truly make your holiday home's interior as bespoke as you wish.

## Inside Pod 1 ~ Taras Sarn

A practical "bootility room" with luggage storage welcomes you to Taras Sarn and the open plan dining kitchen and living area features a sensibly sized kitchen area, cozy living space and sliding glass doors that lead you out onto a stunning terrace, complete with contemporary outdoor bath tub and breathtaking panoramic views across the Vale of York and beyond. The pod also features a double bedroom and a stylish en-suite shower room with a larger than average walk-in shower.

The pod is double glazed and benefits from electric heating to slimline panels.

## Outside Pod 1 ~ Taras Sarn

Each pod comes with an allocated parking space adjacent to the Farm Gate Farm Shop and gated access leads you into a communal garden with a sheltered fire pit and newly planted tree lined pathways leading down to each pod.

Each pod comes with its own private garden with Taras Sarn already landscaped to feature newly planted blossom trees and a wildflower seeded lawn.

Taras Sarn (Pod 1), meaning 'Stone Castle', is blessed with breathtakingly beautiful views across the Vale of York as well as fine views towards Crayke Castle and even the "golf balls" at Menworth Hill some 22 miles away. But on a clear night, and a decent pair of binoculars, you might even catch a glimpse of the twinkling lights of the Humber Bridge which is over 40 miles away!

## Income Projections & Occupancy Overview

One of the UK's leading holiday cottage rental agencies recently assessed these holiday homes and provided an estimated income projection of between £45,977 - £56,194 per year per pod. Our Clients are happy to share this estimate upon request but we would encourage buyers to make their own independent enquiries into the income potential prior to making an offer.

Please also note that the occupation of all 3 holiday homes must comply with the following conditions, namely

1. Adults only
2. No pets

## Planning Overview

Planning approval was granted by North Yorkshire Council on 20th September 2018 following for the "Change of use of agricultural land and the construction of three modular, earth sheltered eco pods to be used as tourist accommodation and change of use of hardstanding for associated guest parking" subject to the compliance of the following condition:

The occupation of the 3 units hereby approved shall be as follows:

- (i) the holiday accommodation is occupied for holiday purposes only;
- (ii) the holiday accommodation shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday accommodation on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

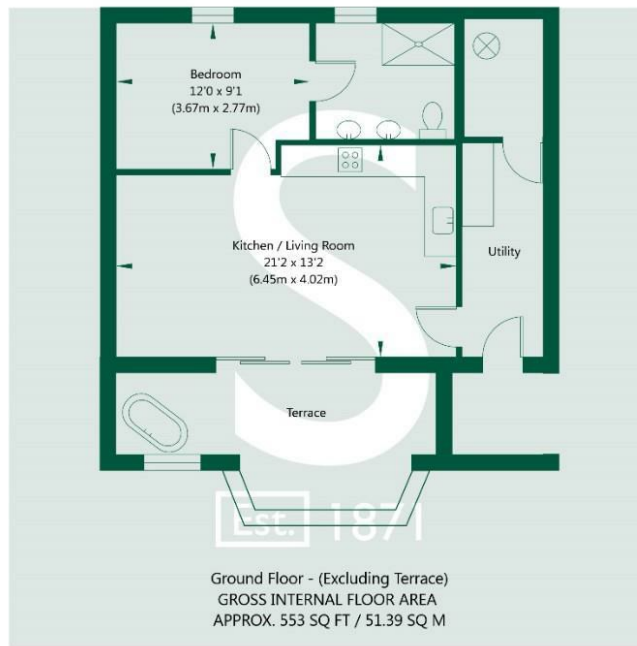
## Services

The Baggins estate is "off grid" and produces its own electricity by way of solar power. Each pod is separately metered for both water and electricity and foul drainage is by way of a septic tank.

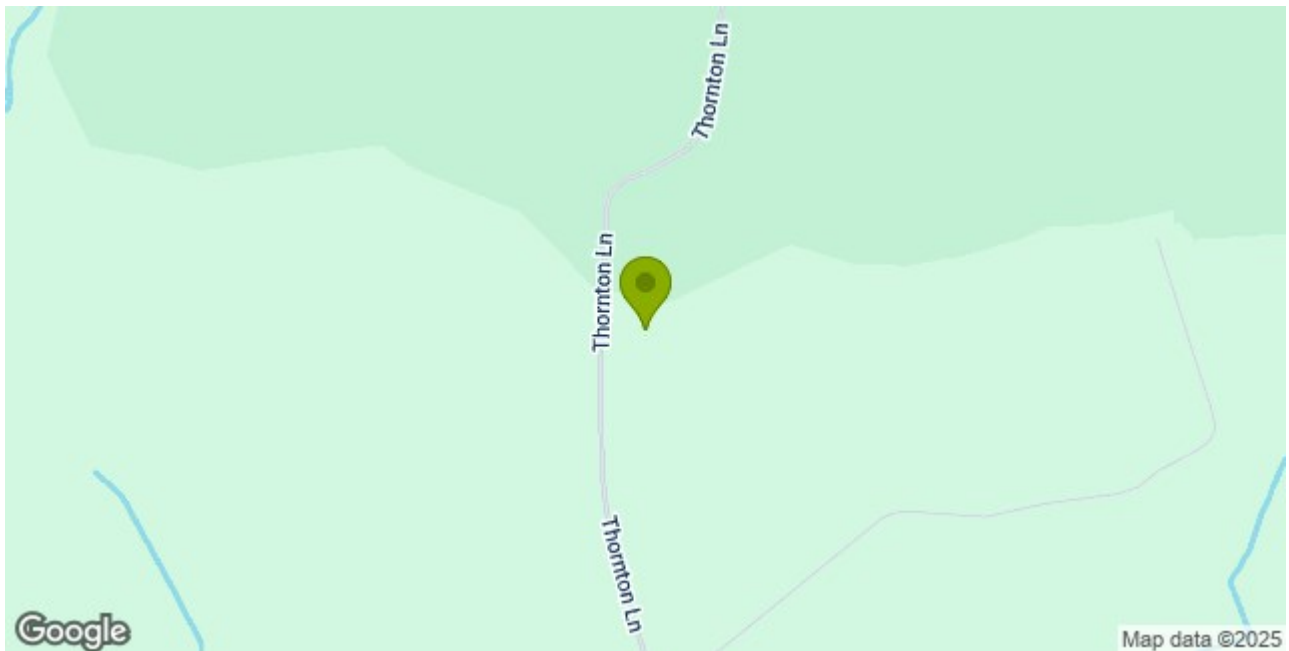
## Tenure

To be confirmed

# The Baggins, Thornton Hill, Easingwold, YO61 3QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 553 SQ FT / 51.39 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Associates

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