



East Hagg Farm , Babthorpe

£1,200,000

- Extensive 5 Bed. Family Residence
- Set Within Approx 10 Acres
- All Weather Arena
- Delightful, Well Maintained Accom.
- 12 Paddocks
- 4,000 Sq. Ft. Large Building
- With 2 Bed Annexe Bungalow
- 4 Stables With Integral Garage
- EER 77 (C)

An enthralling opportunity to acquire this extensive detached family residence with a separate 2 bedroom bungalow, approximately 10 acres, stables, arena and a large workshop.

East Hagg Farm was purchased by the present owners in 2004 as a tired former workers farmhouse built in around the 1920's. Since then, they have carried out a comprehensive programme of works which has seen the house significantly extended, reconfigured and the addition of a two bedroomed bungalow positioned adjacent.

The works commenced shortly after moving in and were completed entirely in 2008. Previously, there was a block of stables adjacent to the property before the present owners converted the existing footprint into a two bedroom attached bungalow, acting as ancillary/annexe accommodation to the existing property.

The main house had also undergone a significant amount of extension works which incorporated a two storey extension, almost doubling the existing cottage to create an extensive family home of around 4,500 sq. ft.

The external works continued as the owners built a stable block with a separate integral garage with office room above and an all weather arena behind. The stables are a steel framed construction with breeze block walls and concrete flooring. The arena measures 24m x 44m with floodlights, being fully enclosed.

The land within it's entirety measures approximately 10 acres and is mainly made up of grass land divided into paddocks. There are approximately 12 paddocks, with a turn out area and direct access to the stables and arena. The boundaries are enclosed by post and rail fencing with a pathway running alongside the paddocks to the woodland and beyond.

MAIN PROPERTY

The present owners have carefully focused on an extensive and sympathetic restoration of the property, keeping many original features which blend the history of the house with modern day living. The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around an open staircase leading to a magnificent galleried landing, creating a real sense of space. There are three reception rooms, an open plan living kitchen along with a separate home office and utility room. Each room is well proportioned, presented with modern décor and ample natural light.

The main lounge is complemented by an impressive brick fire place with a cast iron multi fuel stove, four casement windows and a side door and features the galleried landing. The kitchen enjoys a comprehensive range of traditional style units to two sides, with black granite work surfaces over. There is a Belfast sink with mixer tap over, along with an dual fuel Rangemaster . There are exposed wooden beams to the ceiling and surrounding casement windows.

The ground floor is completed by a separate home office which can be accessed from both the front and rear of the property, and a utility room has provision in place for laundry facilities.

Ascending to the first floor, a central landing gives access to five generously sized double bedrooms and family bathroom. The principal bedroom is located to the rear of the property, overlooking the private land and fields beyond. Both bedrooms one and two are complemented by a en suite. Each bedroom benefits from a casement window and central heating radiator. The internal accommodation is completed by a modern house bathroom which comprises a traditional three piece suite with a separate shower.

BUNGALOW/ANNEXE

The bungalow was designed and converted for annexe style accommodation and has been occupied as an annexe since it was built. We understand the bungalow is subject to separate council tax and has its own gas and electricity meter. We believe water and drainage is connected to the main dwelling with one meter.

The bungalow measures around 1,100 sq. ft. and enjoys an open plan living kitchen area, sun room, two double bedrooms and a bathroom. The internal accommodation has been well cared for and enjoys a modern range of kitchen and bathroom appliances. Please note that the bungalow provides ancillary accommodation to East Hagg Farm and therefore cannot be sold independently to the main house. The bungalow can be occupied has a holiday let subject to approval from the local authority.

STABLES

Built of breeze block and steel framed construction with apex metal roof, with water, electric and drainage services connected. There are 4 stables with a mezzanine floor above and separate first floor home office with integral garage below.

LARGE BUILDING

This is an extensive building measuring approximately 4,000 sq. ft., built of breeze block and steel framed construction with corrugated metal roofing sheets and sides, with partial timber cladding to the front. This space is the perfect opportunity for those looking with commercial interests. The building has all connected services. The ground floor space has concrete flooring with a staircase leading to a first floor mezzanine and secondary office space. There is a separate enclosed area to the rear of the building, which can be accessed from the main building or via a pair of double sliding doors to the left elevation.

LAND

The entirety of the site extends to approx. acres, with 7.53 acres of it set to paddock and pasture land. The present owners are experienced equestrian people and have carefully designed and set up the land for that specific use. The majority of the land is divided into 12 paddocks with more land stretching north of the paddocks. One of the fascinating selling features of this opportunity is the woodland that is beyond the paddocks towards the northern boundary. A strip of woodland initially runs adjacent to the paddocks before merging into a larger area to the north. The property does benefit from a right of way which is accessed to the side of Novey Lane. With reference to A-B on the enclosed plan, East Hagg Farm has a right of access over this land.

GENERAL INFORMATION

Schedule of buildings

- 1 - Main House
- 2 - Bungalow/Annexe
- 3 - Stables
- 4 - Commercial Building
- 5 - Arena

Services

Mains electricity and water are connected to the house, bungalow, stables and commercial building with private septic tank drainage.

Sporting And Mineral Rights

The sporting and mineral rights are included within the sale, so far as they are owned.

Tenure

East Hagg Farm is offered for sale with vacant possession upon completion.

Local Authority

North Yorkshire County Council

Energy Performance Rating 77 (C). The full EPC can be viewed online (or at our Selby Branch)

Method Of Sale

The property, outbuildings and land are offered for sale by private treaty. The Vendor reserves the right to conclude the sale by any means.

VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Viewing

Strictly by appointment through the Selling Agents only.

Agent Contact

Stephensons Estate Agents, Selby Branch – 43 Gowthorpe, Selby, YO8 4HE

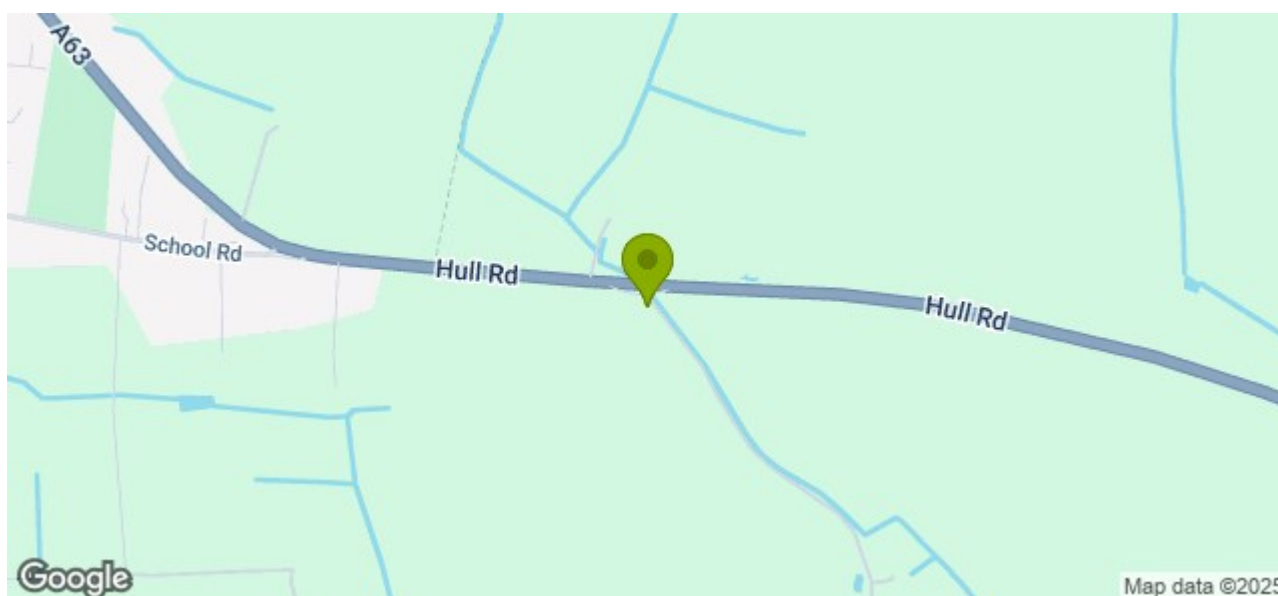
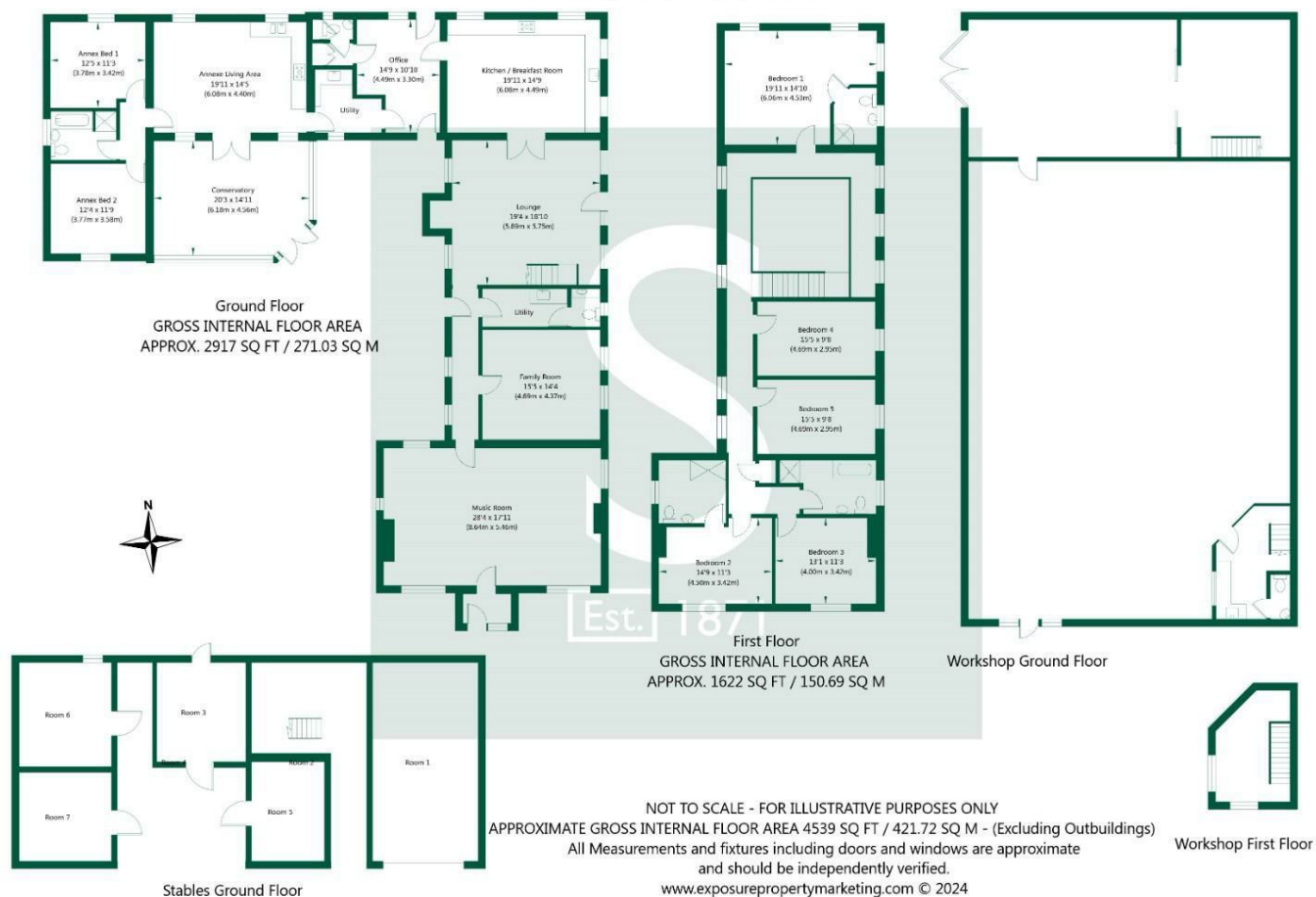
Plans, Areas and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.





Hull Road, Babthorpe, YO8 6EH



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