



Main Street, Seamer, North Yorkshire, YO12 4RF

£699,950

Exceptional lifestyle home + business opportunity WITH LAND (approx. 6.75 acres).
5 double bed main house, holiday lets, stables, paddocks, large garage and workshop.
Desirable village edge location.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this rare and interesting period village property, with land totalling approx. 6.75 acres. The current owners have operated it as a well-regarded guest house, with additional separate holiday letting units, paddocks and stables/livery. Due to retirement, this now presents a superb range of opportunities for a new owner, including enhancing the current use, alternative holiday and leisure options (eg pods - STPP), multi-generational living, or simply as an impressive main residence - with lots of lifestyle options. There may also be further development potential for the land and gardens (subject to planning). Located in an ideal, desirable village edge location, close to amenities, transport links and the East Coast.

PROPERTY SUMMARY

The main house accommodation includes 4 reception rooms (guest dining room & lounge plus separate owners' dining room & lounge), office, bathroom and kitchen. The first floor has 5 double bedrooms (3 en-suite). A detached holiday letting building is set up as a versatile 1 or 2 unit let with 2 bedrooms in total. A static caravan is already in situ and offers further holiday let income. Detached double garage with additional side workshop. Stable block with 4 stables and tack room. There is extensive parking, large house gardens and 2 large paddocks, all totalling approx. 6.75 acres. Features include: abundant charm and character, central heating, log burners, thick walls, tasteful decoration and a versatile layout. This charming property now presents a blank canvas for future buyers to make it their own. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the location, land, options, income/lifestyle potential, charm and value.

LOCATION

Seamer is a desirable, established and very well positioned village. The location enjoys a rural setting, whilst being conveniently situated for access into York, Scarborough, Filey, Pickering and Malton - which offer an excellent choice of shops, restaurants, leisure facilities and other amenities. The village itself boasts a highly regarded restaurant, fish & chip shop and pub. There is immediate access into the attractive surrounding Yorkshire countryside. The North York Moors national park, Yorkshire Wolds and stunning East Coast are all within easy reach - offering beaches, coastal & rural walks, cycle routes and other tourist attractions. Popular with residents and tourists, this area of North Yorkshire is an ideal base for those keen to explore the region's many attractions. Main transport links are easily accessible, making this area an attractive option for commuters - Seamer has its own railway station, with regular services to York and Scarborough.

DIRECTIONS: Sat Nav location: YO12 4RF.

GROUND FLOOR

Side entrance porch and hall.

Dining Room 13' 11" x 12' 10" (4.24m x 3.91m)

Plentiful formal or guest dining space. Side window and feature fireplace.

Lounge 1 15' 10" x 12' 11" (4.82m x 3.93m)

Feature fireplace. Side and rear windows.

Lounge 2 13' 5" x 11' 4" (4.09m x 3.45m)

Log burner, front window and understairs cupboard.

Kitchen 12' 11" x 8' 9" (3.93m x 2.66m)

Fitted kitchen with space for range cooker and appliances. Open into:

Garden / Dining Room 12' 11" x 11' 4" (3.93m x 3.45m)

An impressive room with high ceiling. Ideal for entertaining and relaxing.

Office 10' 2" x 6' 7" (3.10m x 2.01m)

Front window.

Bathroom 7' 0" x 6' 6" (2.13m x 1.98m)

Fitted bath suite. Side window.

Utility / Store 18' 1" x 13' 11" (5.51m x 4.24m)

A very useful and large rear covered area. Space for all utilities, storage and hobbies.



FIRST FLOOR

Central landing.

Bedroom One Suite 15' 0" x 12' 6" (4.57m x 3.81m) max.
Double bedroom. Front window. En-suite shower room.

Bedroom Two Suite 12' 7" x 9' 3" (3.83m x 2.82m) plus
bathroom.
Double bedroom. Side and rear windows. En-suite bathroom
(additional door could easily be added to create a separate
first floor house bathroom).

Bedroom Three Suite 12' 5" x 10' 10" (3.78m x 3.30m)
Double bedroom. Side window. En-suite shower room.

Bedroom Four Suite 11' 7" x 10' 10" (3.53m x 3.30m)
Double bedroom. Front window. Separate WC with toilet.

Bedroom Five 13' 1" x 8' 10" (3.98m x 2.69m)
Double bedroom. Rear window.



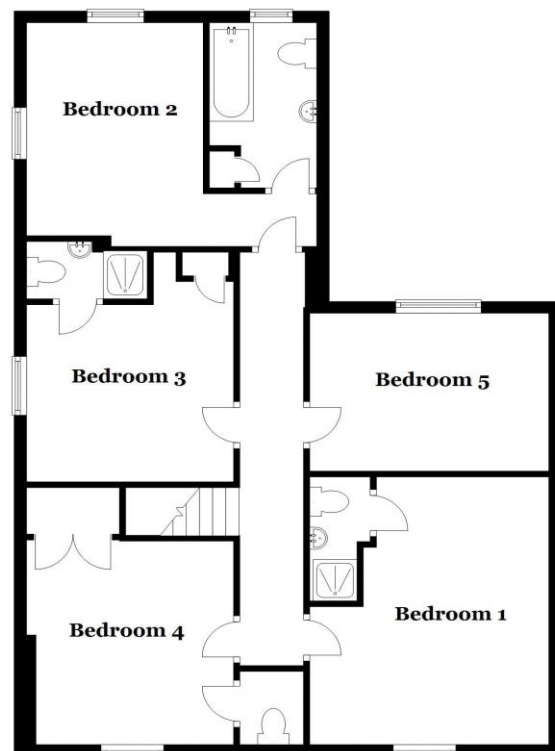
Ground Floor

Approx. 116.6 sq. metres (1254.8 sq. feet)



First Floor

Approx. 84.1 sq. metres (905.6 sq. feet)



HOLIDAY LET

UNIT 1

Lounge / Kitchen 15' 10" x 10' 5" (4.82m x 3.17m)
Open plan room with front and rear windows. Fitted kitchen.

Bedroom 11' 8" x 6' 8" (3.55m x 2.03m)

Bathroom 6' 9" x 6' 3" (2.06m x 1.90m)
Fitted bath suite.

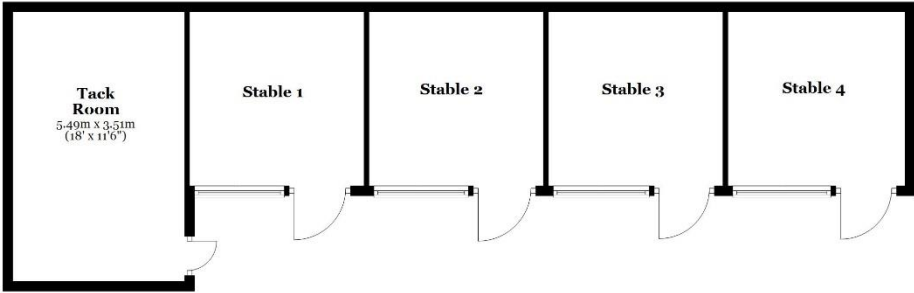


UNIT 2

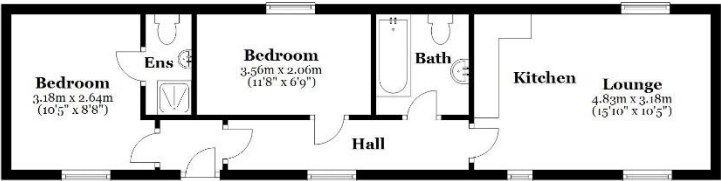
Bedroom Suite 10' 5" x 8' 8" (3.17m x 2.64m)
Double bedroom with en-suite shower room.



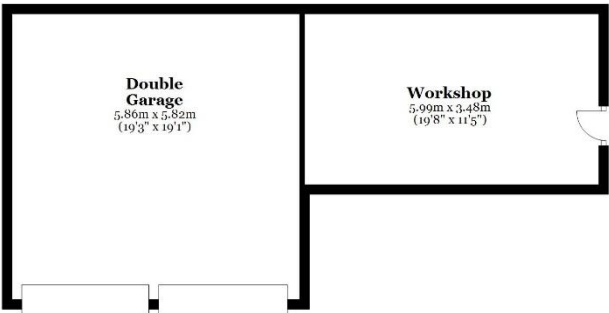
Stables
Approx. 71.2 sq. metres (766.7 sq. feet)



Holiday Units
Approx. 45.3 sq. metres (487.3 sq. feet)



Garage & Workshop
Approx. 55.3 sq. metres (595.2 sq. feet)





OUTSIDE

STATIC CARAVAN 34' 0" x 10' 0" (10.36m x 3.05m)
Ideal for holiday let income or annex accommodation.

DETACHED GARAGE 19' 3" x 19' 1" (5.86m x 5.81m)

WORKSHOP 19' 6" x 11' 5" (5.94m x 3.48m)

STABLES 18' 0" x 11' 6" (5.48m x 3.50m) tack room plus
stables approx 11'11" x 11'7" each.
Four good sized stables with separate tack room. Power
and lighting.

GARDENS & LAND

Extensive grounds totalling approx. 6.75 acres. Gravelled
driveway and large parking area. Large gardens to the side
and rear of the main house. 2 large paddocks, with
additional access gate from School House Drive.

AGENT'S NOTES

The neighbouring bungalow has a right of way over the
initial portion of the drive to access their own rear garages.
We are the sole selling agent for this property. Viewings are
by appointment only. To book a viewing, ask any questions,
or to make an offer, you are very welcome to contact us 7
days a week by phone or email.

Tenure: Freehold.

Council Tax Band: B.

These details were prepared / amended on: 01/04/2025

PROPERTY TO SELL?

We sell successfully for clients throughout
Yorkshire & surrounding areas.

We are specialists in handling Period, Individual
and Rural properties throughout the region. To find
out how we can successfully sell your property for
the best possible price contact us to arrange a free,
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Our sales fees are competitive. We have no hidden
catches, NO long contract tie-ins and NO setting up
or withdrawal fees,

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details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be
made directly to Dales & Shires.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| www.epc4u.com | | |

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