



Dyke House Farm
Rosedale Abbey, Nr Pickering





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Solicitor
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BoultonCooper

Dyke House Farm Rosedale Abbey, North Yorkshire

A versatile rural property commanding an elevated position, enjoying a delightful southerly aspect with views across Rosedale, within the heart of the North York Moors National Park.

Dyke House Farm is offered with the principal farmhouse, an additional detached, cottage, range of outbuildings and farm buildings, together with extensive gardens and grounds. The grassland all falls to the south of the farmstead and reaches a natural boundary feature joining the River Seven at its most southerly point.

Dyke House Farm is attractively situated within the heart of Rosedale and, yet a short distance from Malton, Pickering and further afield.

The sale presents a rare opportunity to purchase two dwellings, which are now in need of some modernisation and upgrading, range of outbuildings, gardens, grounds and land.

In all 10.93 acres (4.43 ha) or thereabouts

Guide Price £825,000

BC
Est. 1801



DYKE HOUSE FARM

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE PORCH

3.61m x 1.70m (11'10" x 9'3")

Timber framed entrance door, stone floor, staircase to first floor, heater.

BOOT ROOM

3.61m x 2.82m (11'10" x 5'7")

Rear aspect timber frame single glazed window, wash hand basin, cloakroom off comprising wc.

REAR ENTRANCE HALL

Timber frame entrance door with glazed panels, leading to the Boot Room.

SITTING ROOM

4.39m x 4.62m (14'5" x 15'2")

Front aspect timber frame single glazed windows with secondary glazing, LPG fireplace on stone hearth with brick surround, alcove with shelving.

KITCHEN

4.67m x 3.35m (15'4" x 11')

Front aspect timber frame single glazed window with secondary glazing, side aspect timber frame single glazed window, dated range of base and wall mounted units, 1.5 bowl stainless steel sink and double drainer unit, extractor fan, LPG fireplace.

RECEPTION ROOM

5.03m x 3.71m (16'6" x 12'2")

Front aspect timber frame single glazed windows with secondary glazing, cast iron range with stone hearth and surround, heater, timber beam ceiling, rear staircase to first floor.

TO THE FIRST FLOOR

There are two separate staircases to the first floor accommodation.

BEDROOM 1 (SW)

5.42m x 3.83m (17'9" x 12'7")

Twin aspect timber frame single glazed windows to the front, built-in wardrobe and storage cupboard. Door to Bedroom 4 and shared en-suite.

EN-SUITE BATHROOM (E)

Front aspect timber frame single glazed window, three piece suite comprising panelled bath with shower over, wc, wash hand basin int vanity unit, heated towel rail.





BEDROOM 4 (E)

3.64m x 2.34m (11'11" x 7'8")

Rear aspect timber frame single glazed window.

BEDROOM 2 (SW)

4.70m x 3.32m (15'5" x 10'11")

Twin aspect timber frame single glazed windows to the front, built-in wardrobe.

LANDING (NE)

Staircase to second floor, roof space.

BEDROOM 3 (W)

3.49m x 3.03m (11'5" x 9'11")

Front aspect timber frame single glazed window.

FAMILY BATHROOM (NE)

Rear aspect timber frame single glazed window, three piece suite comprising panelled bath with shower over, wc and pedestal wash hand basin.

SECOND FLOOR ROOF SPACE

9.13m x 4.78m (29'11" x 15'8") plus 9m x 4.78m (29'6" x 15'8")

Roof light.

OUTSIDE

To the south of the farmhouse there are extensive lawned gardens enjoying the best of the views across its own land to the open moorland of Rosedale beyond.

The driveway approaches the rear of the farmstead and leads to the domestic outbuildings, briefly comprising:

DOUBLE GARAGE

8.83m x 6.91m (29' x 22'8")

CAR PORT

12.25m x 8.40m (40'2" x 27'7")

BARN COTTAGE

Situated to the east of the principal farmhouse and comprises a detached stone cottage.

ON THE GROUND FLOOR

ENTRANCE HALL

KITCHEN (N)

3.94m x 3.76m (12'11" x 12'4")

Timber frame single glazed windows to the front the front and side, range of base and wall mounted units, stainless steel sink and drainer, Aga range, space for electric cooker.





SITTING ROOM (E)

6.22m x 3.93m (20'5" x 12'11")

Front aspect timber frame single glazed window and door, cast iron wood burning stove, staircase to first floor, understairs cupboard.

FIRST FLOOR

LANDING

Roof light, vaulted ceiling.

BEDROOM 1 (S)

4.33m x 4.06m (14'2" x 13'4")

Triple aspect timber frame single glazed windows.

BEDROOM 2 (NW)

4.69m x 2.32m (15'5" x 7'7")

Vaulted ceiling, roof light, loft hatch.

BATHROOM (E)

4.33m x 4.06m (14'2" x 13'4")

With three piece suite comprising panelled bath with shower over and glazed screen, wc and pedestal wash hand basin, vaulted ceiling, roof light to rear. Airing cupboard.

ADJOINING GARAGE TO BARN COTTAGE

4.42m x 4.21m (14'6" x 13'10")

Stone construction under a pantile roof with twin up and over doors to the front, electric power and light.

LAND

The land is situated within a ring fence to the south of the farmsteading. The land is predominantly all laid to grass and leads to the River Seven at the base of the valley.

In all 10.93 acres (4.43 ha) or thereabouts.

OUTBUILDINGS:

The range of outbuildings comprise principally a traditional stone range together with ancillary outbuildings which complement the property, offering scope for alternative uses subject to the necessary consents.

GENERAL PURPOSE BUILDING

A traditional stone range, internally comprising workshop and garage, together with adjoining barn.

MACHINERY SHEDS

4.53m x 3.11m (14'10" x 10'2" plus 6m x 4.55m (19'8" x 14'11") plus 4.53m x 2.86m (14'10" x 9'5") plus 4.53m x 3.21m (14'10" x 10'6")

AGRICULTURAL SHEDS AND STABLES

9.36m x 5.53m (30'8" x 18'2") plus 18.19m x 13.14m (59'8" x 43'1") plus 15.86m x 11.17m (52' x 36'8") plus 3.78m x 3.68m (12'5" x 12'1") plus 3.73m x 3.69m (12'3" x 12'1") plus 2.96m x 2.78m (9'9" x 9'2").



GENERAL INFORMATION

LOCATION

Dyke House Farm is ideally located in the heart of Rosedale and to the south of the village. Rosedale Abbey is situated within the heart of the North York Moors National Park, within close proximity of the market towns of Pickering and Kirkbymoorside.

SERVICES

We understand that the property is connected to mains electricity and water, with private drainage. The services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

TENURE

Freehold with vacant possession to the homestead.

RIGHTS OF WAY

There are no public rights of way crossing the land. The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not.

WAYLEAVES AND EASEMENTS

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

SPORTING AND MINERAL RIGHTS

All other rights are in hand so far as they are owned. All purchasers are reminded to seek their own legal advice to verify the Title documentation.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

WHAT3WORDS

///opens.selects.riverbed

COUNCIL TAX BAND

Dyke House Farm lies in Band F.

Barn Cottage lies in Band C.

Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Dyke House Farm is assessed in Band G.

Barn Cottage is assessed in Band G. The full EPC reports can be viewed online (www.gov.uk/find-energy-certificate) or at our Malton Office.





PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

METHOD OF SALE

For Sale by Private Treaty. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

KEY CONTACT

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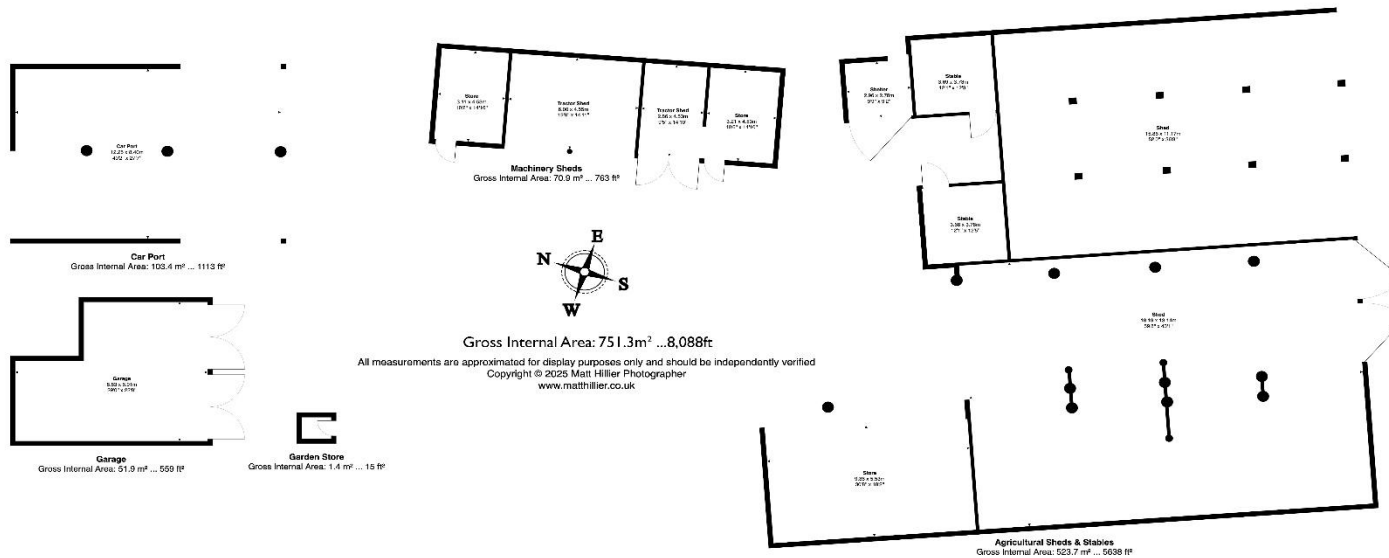
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Do register with us at:

sales@boultoncooper.co.uk.



Block Plan: Outbuildings at Dyke House Farm, Rosedale Abbey



Dyke House Farm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		67
		2
England & Wales		
EU Directive 2002/91/EC		

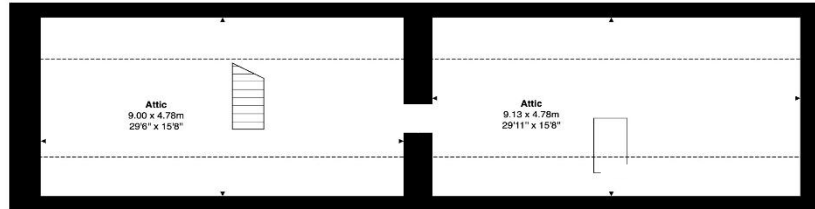
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Barn Cottage

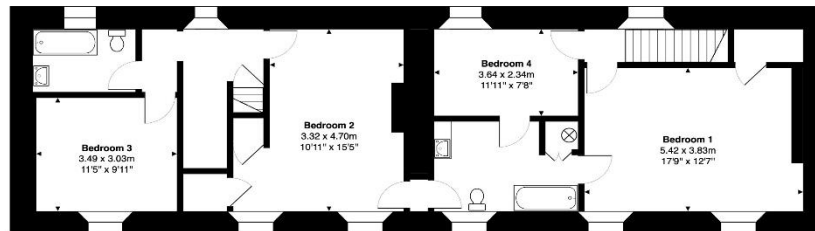
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Not energy efficient - higher running costs		
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England & Wales		
EU Directive 2002/91/EC		

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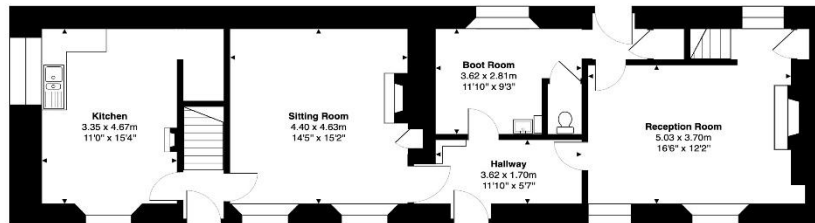
Dyke House Farm, Rosedale Abbey, YO18 8EW



Farm House Attic
Gross Internal Area: 90.0 m² ... 969 ft²



Farm House First Floor
Gross Internal Area: 92.6 m² ... 997 ft²

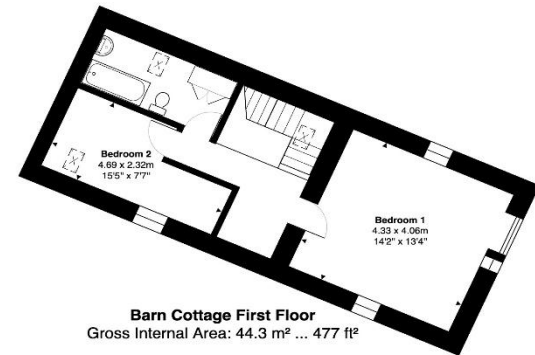


Farm House Ground Floor
Gross Internal Area: 89.5 m² ... 964 ft²

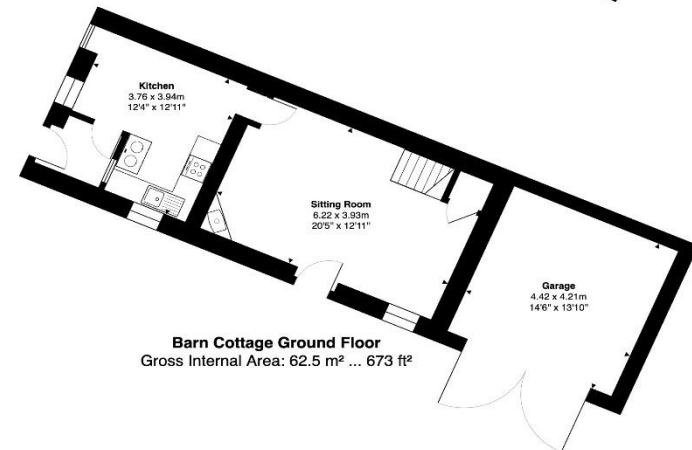
Gross Internal Area

Farm House:	272.1m ² ... 2,930ft ²
Barn Cottage:	106.8m ² ... 1,150ft ²
Total:	378.9m ² ... 4,080ft ²

All measurements are approximated for display purposes only and should be independently verified
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Barn Cottage First Floor
Gross Internal Area: 44.3 m² ... 477 ft²



Barn Cottage Ground Floor
Gross Internal Area: 62.5 m² ... 673 ft²



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The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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