



Driffield Farm Alne Road | York

BoultonCooper

BC
Est. 1801





Driffield Farm Aine Road | York

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Solicitors:

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BoultonCooper

£2,300,000

BC
Est. 1801



THE FARMHOUSE ACCOMMODATION

DRIFFIELD FARMHOUSE

Driffield Farm is the first farmstead that is accessed from the private farm track. The farmhouse comprises a traditional brick dwelling, with adjoining range of traditional and more modern farm buildings. The property is now in need of a programme of modernisation and upgrading, with scope for extension, subject to receipt of the necessary consents.

ON THE GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door, staircase to first floor with understairs cupboard. Door to rear outside.

SITTING ROOM / DINING ROOM

6.22m x 3.68m (20'4" x 12'0")

Front aspect uPVC double glazed bay window, side aspect uPVC double glazed French doors to outside, space for electric fire on stone hearth with brick surround and timber mantelpiece, double radiator.

FAMILY ROOM

3.83m x 3.80m (12'6" x 12'5")

Front aspect uPVC double glazed bay window, inset cast iron wood-burning stove with back boiler serving house radiators and hot water, on tiled hearth, brick recess, opens to:

KITCHEN / BREAKFAST ROOM

4.40m x 3.80m (14'5" x 12'5")

Rear aspect uPVC double glazed window, range of fitted base and wall mounted units with work surfaces over, sink and drain with mixer tap over, space for oven, plumbing for washing machine, radiator.

STORE / PANTRY CUPBOARD

3.66m x 1.52m (12'0" x 4'11")

uPVC double glazed window to the rear, shelving.

ADJOINING BUILDING

8.35m x 5.76m (27'4" x 18'10")

TO THE FIRST FLOOR



LANDING

uPVC double glazed window to the rear.

BEDROOM 1 (SE)

3.84m x 3.81m (12'7" x 12'5")

Front aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 2 (SW)

3.83m x 3.73m (12'6" x 12'2")

Front aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 3 (NW)

3.86m x 3.73m (12'7" x 12'2")

Rear aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 4 (NE)

3.86m x 3.76m (12'7" x 12'4")

Rear and side aspect uPVC double glazed windows, single radiator.

SHOWER ROOM

Front aspect opaque uPVC double glazed window, walk-in shower with chrome fittings and glazed screen, low flush WC, wash hand basin with chrome mixer taps and vanity unit, chrome heated towel rail, tiled walls and floor.

COBB'S FARMHOUSE

Cobb's Farmhouse is situated to the east of Driffield Farmstead, along the private access road. The farmhouse is of part rendered brick construction under a pantile roof with adjoining range of farm buildings. The accommodation is now in need of a programme of modernisation and upgrading, with scope for extension, subject to the necessary consents.

GROUND FLOOR

ENTRANCE HALL

1.95m x 2.74m (6'4" x 8'11")

With uPVC double glazed entrance door.





LIVING ROOM (SE)

3.71m x 3.75m (12'2" x 12'3")

uPVC double glazed window to the front, single radiator, open fireplace on a brick surround and stone hearth.

KITCHEN / DINING ROOM (SE)

4.63m x 2.93m plus 3.77m x 3.69m (15'2" x 9'7" plus 12'4" x 12'1")

uPVC double glazed window to the front, single radiator, range of fitted base and wall mounted units, open plan with some exposed ceiling beams, open staircase to first floor.

REAR LOBBY

1.55m x 1.03m plus 1.85m x 0.76m (5'1" x 3'4" plus 6'0" x 2'5")

uPVC double glazed door to outside.

STORE with separate Utility Room

2.34m x 2.49 (7'8" x 8'2")

Grande combi oil fired boiler, wc, wash hand basin and plumbing for washing machine, uPVC double glazed window to the rear.

FIRST FLOOR

LANDING

2.04m x 1.98m (6'8" x 6'5")

BEDROOM 1 (SE)

3.81m x 3.76m (12'5" x 12'4")

uPVC double glazed window, single radiator.

BEDROOM 2 (SW)

3.76m x 3.32m (12'4" x 10'10")

uPVC double glazed window to the front, built-in cupboard, single radiator.



BEDROOM 3 (NW)

3.12m x 1.94m (10'2" x 6'4")

uPVC double glazed window, single radiator.

BATHROOM

2.46m x 1.95m (8'0" x 6'4")

Comprising corner bath with shower over, wc, wash hand basin, opaque uPVC double glazed window to the rear.

THE FARM BUILDINGS

DRIFFIELD FARM BUILDINGS

To the west of the farmhouse, there is the principal range of farmbuildings, comprising:

GENERAL PURPOSE BUILDING

30.48m x 18.29m (100' x 60'0")

Steel portal frame construction, with concrete panel walls and PCI sheeting above under a fibre cement roof, earth floor, 2no. roller shutter doors, gates and open to south elevation, adjoining lean-to building (18.29m x 8.23m (60' x 27')) to east elevation.

NORTH RANGE

27.43m x 9.14m plus 27.43m x 6.09m (89'11" x 29'11" plus 89'11" x 19'11")

comprising Dutch Barn with Lean-to of timber and steel portal frame construction under fibre cement roof, clad with PCI sheeting to the west and east elevations, concrete floor, open to 4 bays, gates and opening to gable end, steel feed barriers and water trough. Adjoining to the north elevation, Livestock Building with Lean-to 27.43m x 15.25m (90' x 50') plus 27.43m x 9.14m (90' x 30') Steel and timber frame construction under PCI sheet roof, concrete block walls, part clad with Yorkshire Boarding above, earth floor, crash barriers to side with PCI sheeting above, part PCI sheet clad to end with opening.

To the west of the principal General Purpose Build

CATTLE SHED

28.84m x 17.67m (94'7" x 57'11")

5-bay building of steel portal frame construction, concrete block walls, clad with Yorkshire Boarding above to the north and west elevations, fibre cement roof, open to south and east elevations.

COBB'S FARM BUILDINGS

To the west of the farmhouse, briefly comprising:





GENERAL PURPOSE BUILDING

30.48m x 18.29m (100' x 60')

Steel portal frame construction under profile fibre cement roof, clad with PCI sheeting to sides and gable end, concrete floor, overhead conveyor, 2no. bays open to north elevation, 1no. bay open to side elevation. Adjoining dilapidated range.

THE FARMLAND

Driffield Farm and Cobb's Farm extend in all to 184.60 acres (74.71ha) or thereabouts, comprising arable and grass land. Please refer to the Sales Plan and Schedule of Areas for additional information.

All the land is situated within a ring fence surrounding the two farmsteads and is a mixture of arable and grassland. The farm is accessed from the adopted highway, Alne Road along the western boundary. The Alne Beck forms the southern boundary of the Farm. According to the UK's Agricultural Land Classification Map the land is classified as Grade II/III and the soil type identified in the Blackwood and Foggathorpe II Series, characterised as sandy and coarse loamy soils, with areas of fine loamy over clay soils, capable of cereal rotations, grassland management with some root cropping arrangements.

GENERAL INFORMATION

LOCATION

Driffield Farm is situated along Alne Road to the south-west of the market town of Easingwold. The farm will be easily identified by our BoultonCooper 'For Sale' board. Postcode: YO61 3PD.

WHAT3WORDS

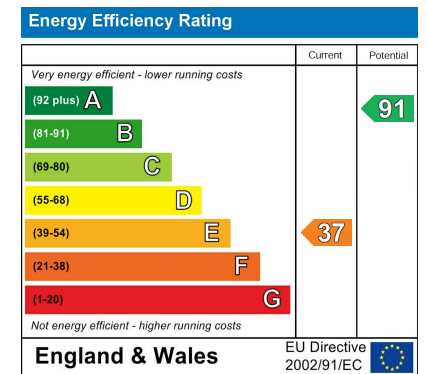
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TENURE

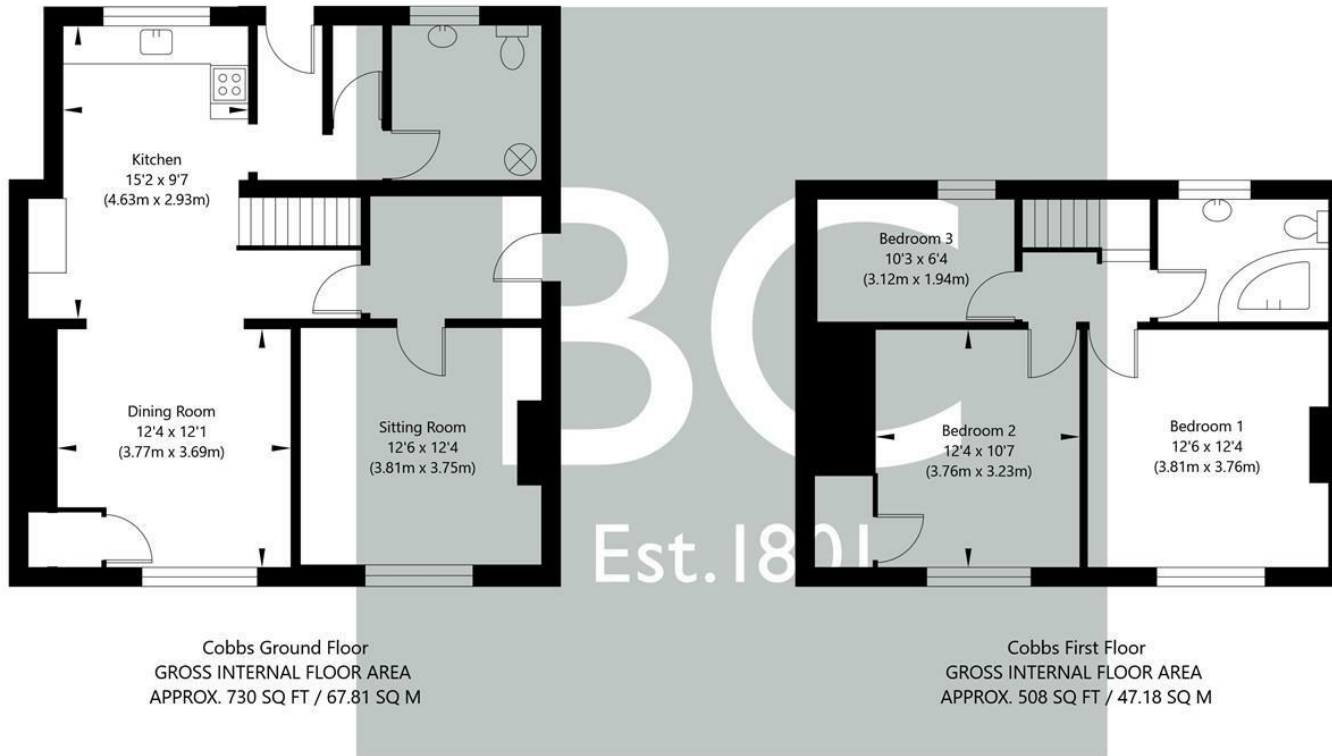
We understand to be freehold with vacant possession on completion, and after the current season's harvest.

Type here

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1238 SQ FT / 114.99 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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