

RED HOUSE FARM, WOOLPOTS LANE HUSTHWAITE, YORK



A well-located small holding extending to 13.87 acres (5.62 hectares)

Red House Farm, Woolpots Lane, Husthwaite, YO61 4PH

An opportunity to purchase a privately situated smallholding

Red House Farm is a well-located smallholding requiring refurbishment, to the south of the attractive village of Husthwaite, around 3 miles north of Easingwold, 18.5 miles north of York and lying on the edge of the Howardian Hills AONB.

The property comprises:

- A 3-bedroom detached dwelling.
- Adjoining traditional brick outbuildings
- A range of more modern agricultural buildings
- Extending to 5.62 hectares (13.87 acres) comprising 12.51 acres of grass paddocks

Guide Price: £750,000

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Solicitors:
TBC



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A unique opportunity on the outskirts of the village of Hushwaite and Easingwold.

The homestead is accessed off Woolpots Lane with the dwelling on the left-hand side.

The farm buildings range in age, size and condition and lend themselves to a variety of uses subject to the appropriate consents.

FARMHOUSE

The farmhouse is of brick construction under a slate tile roof with UPVC and timber framed windows. The farmhouse is in need of renovation and provides accommodation as follows:

Ground Floor:

Kitchen – 5.47m x 3.61m

With stone tile floor, base level units with granite quartz surfaces, Rayburn 3-door range with back boiler, glazed Belfast sink. Leading to:

W/C and Utility/Pantry – 4.45m x 4.32m

Comprising a rear hall with pantry/utility room and a separate W/C with pedestal wash hand basin, low flush W/C and shower cubicle.

Family Room – 4.65m x 3.36m

With carpet floor and large solid fuel burner with back boiler and stone hearth.

Sitting Room – 5.56m x 3.61m

With carpet flooring and electric fire with marble hearth and composite surround.

First Floor:

Bathroom – With panel bath, wash hand basin vanity unit, low flush WC and airing cupboard with water cylinder.

Bedroom 1 – 4.66m x 3.34m

South facing double bedroom with carpet floor and one radiator.

Bedroom 2 – 3.63m x 3.33m

South facing double bedroom with carpet floor, two built in cupboards and one radiator.

Bedroom 3 – 2.63m x 2.07m

Single bedroom with carpet floor and one radiator.

Externally

The property benefits from a south facing lawned garden. There are two brick outbuildings to the rear.

Single storey brick shed – (2 on the Buildings Plan)

A brick built barn under a slate roof comprising stable and coal shed.

Two storey brick hay loft – (3 on Buildings Shed)

A two storey brick shed with slate roof comprising lower barn and hay loft.

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1364 SQ FT / 126.65 SQ M - (Excluding Old Porch & Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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FARM BUILDINGS

The farm buildings lie to the north and west of the farmhouse and benefit from water and comprise:

Dutch Barn – circa. 1,400 sq ft

A 4-bay steel frame Dutch barn with earth floor and tin sheet roof. (4 on the Buildings Plan).

GP Shed with lean-to – circa 4,000 sq ft

A 6-bay steel portal framed building with 6-bay lean-to, concrete wall to approximately 3ft and steel sheet cladding to the north side, steel sheet roof 5 on the Buildings Plan).

GP Shed – circa 4,500 sq ft

A 5-bay steel portal frame building with hardcore floor, Yorkshire boarding to the north 4 bays and west gable end with a concrete wall to 5ft at the west gable end. (6 on the Buildings Plan).



LAND

The land lies in a ring fence to the south and west of the farmstead. The land is all accessed through the homestead from Woolpots Lane. The land benefits from a water supply.

Field No.	Description	Gross Area	
		Ha	Ac
1467	Permanent Grass	3.46	8.56
3174	Permanent Grass	0.21	0.53
3167	Permanent Grass	0.76	1.87
3969	Permanent Grass	0.63	1.55
Yard and Buildings		0.37	0.90
House, Garden and Traditional Buildings		0.19	0.46
Total:		5.62	13.87





GENERAL INFORMATION:

Tenure

Freehold with vacant possession upon completion.

Method of Sale

The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

Services

The farmhouse benefits from mains water and mains electricity with septic tank drainage and central heating from a back-burner on the range cooker. The central heating has previously been oil fired.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements

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

There are electricity poles in parcels 3969 and 3167.

Rights of Way

The property is sold subject to all rights of way whether mentioned in these sales particulars or not.

We are not aware of any public rights of way crossing the land.

Soil Types & Land Classification

The Land is classified as Grade 3 and the soils fall within the Blackwood soil series, being described as deep permeable sandy and coarse loamy soils.

The land is within a Nitrate Vulnerable Zone.

Mineral Rights/ Sporting Rights

These are included in the sale so far as they are owned.

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

Tel: 0300 1312131

Planning

Full planning consent for alterations and two storey side and rear extension and single storey rear extension to Red House was granted in 2016. It is understood that this has now lapsed.

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 Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

Viewing

By permit from the Agents only. Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at www.stephenson.co.uk for regular email updates.

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with 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.

What3Words: ///stability. baskets. Cupboards

EPC

Assessed at Band F. The full EPC can be viewed at our Murton office.

Vendor's Solicitor

TBC

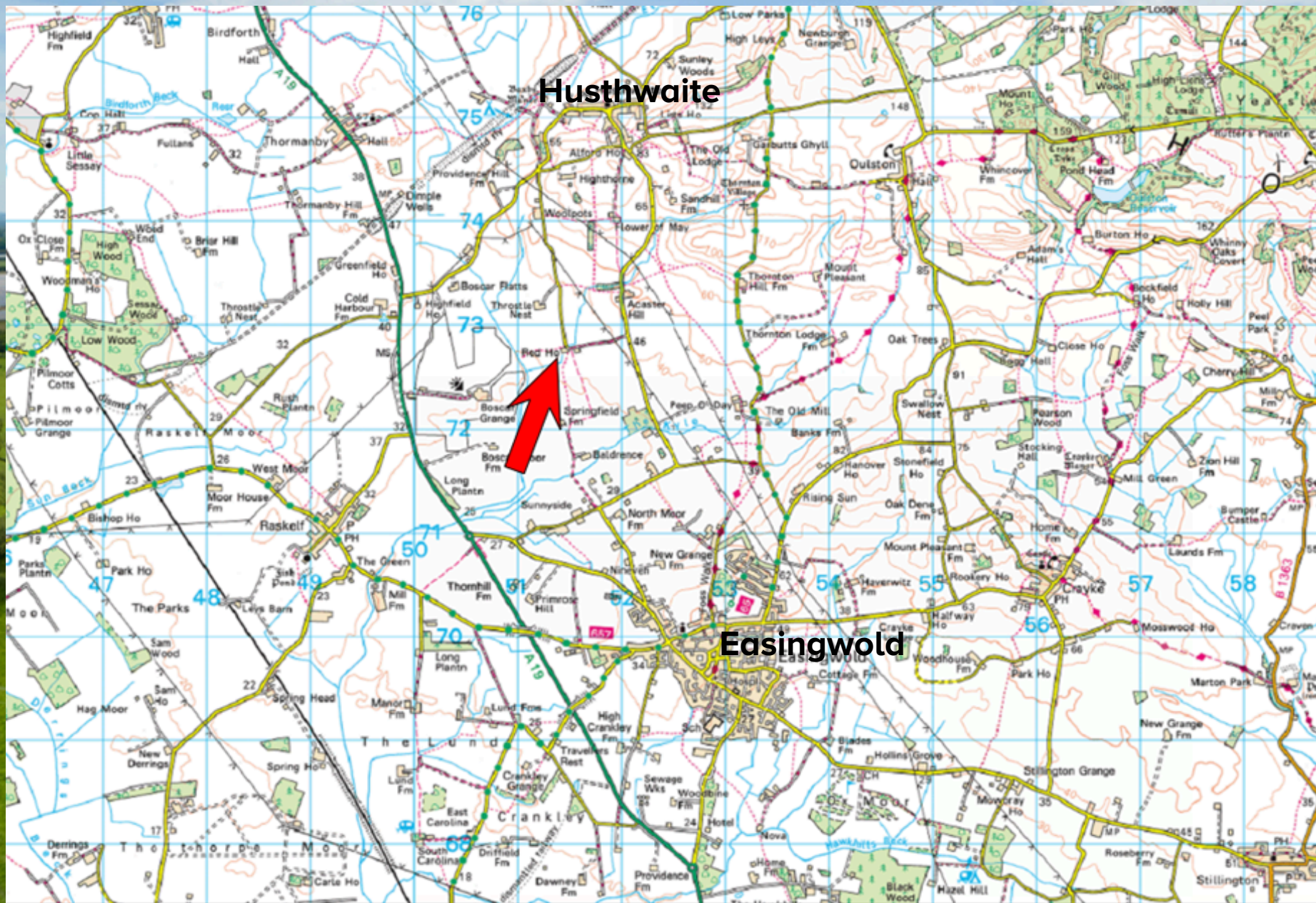
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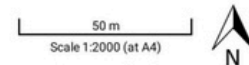
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