



Glebe Farm
Ampleforth, York





St. Michael's House, Malton
North Yorkshire YO17 7LR

t: 01653 692151

e: reception@boultoncooper.co.uk

boultoncooper.co.uk



Solicitors

Kitching Walker
8 Market Place, Kirkbymoorside, York
YO62 6DD



BoultonCooper

Glebe Farm Ampleforth, North Yorkshire

A superb country property commanding a delightful, elevated position, allowing panoramic views across open countryside in the North York Moors National Park and to the south across towards the Howardian Hills.

Glebe Farm boasts an array of modern equestrian and general-purpose facilities to complement the substantial country residence, which stands centrally within its own gardens, ground and land.

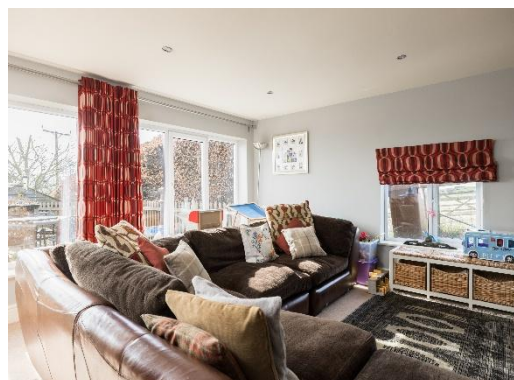
The accommodation is extensive with the five bedroom farmhouse providing approximately 5,000 sq. ft of internal space with additional two-bedroom annexe, together with 10,000 sq. ft general purpose buildings, horse walker, manège, all surrounding its own grass land, extending in all to 27.63 acres (11.18ha) or thereabouts.

Glebe Farm is conveniently situated just outside the highly sought-after village of Ampleforth and to the south of the market town of Helmsley. It is well-located, within easy reach of the City of York and Leeds further afield, and their superb transport connections.

In all 27.63 acres (11.18ha) or thereabouts

Guide Price £1,850,000

BC
Est. 1801



GLEBE FARM HOUSE: THE PRINCIPAL RESIDENCE

ACCOMMODATION

ON THE GROUND FLOOR

RECEPTION HALL

SITTING ROOM (S)

5.85m x 4.09m (19'2" x 13'5")

Triple aspect with uPVC double glazed windows and sliding door to outside (east), fireplace on marble hearth with timber surround and mantelpiece.

DRAWING ROOM (SE)

5.62m x 5.30m (18'5" x 17'5")

Dual aspect with uPVC double glazed windows and sliding doors to outside (south), cast iron wood burning stove on slate hearth with marble surround and mantelpiece, double radiator.

INNER HALL

STUDY (N)

3.37m x 2.68m (11'1" x 8'10")

Rear aspect uPVC double glazed window.

BEDROOM 5 (N)

4.23m x 3.02m (13'11" x 9'11")

Rear aspect uPVC double glazed window, fitted wardrobes.

EN-SUITE SHOWER ROOM

2.92m x 2.01 (9'6" x 6'6")

Three piece suite comprising corner shower cubicle, low flush wc and wash hand basin, rooflight.

SNUG (N)

3.06m x 3.02m (10' x 9'11")

Rear aspect uPVC double glazed window.

KITCHEN / DINING ROOM

10.83m x 5.43m (35'6" x 17'10")

Triple aspect uPVC double glazed windows with French doors to outside (west), range of fitted base and wall mounted units with granite work surfaces over, breakfast island, oil fired Aga, inset double ceramic sinks with chrome mixer taps, single inset ceramic sink with chrome flexi-spray tap, integral appliances include double oven and grill.

BOOT ROOM

With base mounted units and CLOAKROOM off, comprising low flush wc and wash hand basin into vanity unit, door to outside.

FAMILY ROOM (W)

5.29m x 5.18m (17'4" x 17")

Dual aspect uPVC double glazed windows.

CONSERVATORY

6.71m x 2.23m (22' x 7'4")

Brick base and uPVC double glazed, door to outside.



TO THE FIRST FLOOR

LANDING

3.23m x 3.10m (10'6" x 10'2")

Airing cupboard housing the hot water cylinder.

BEDROOM 1 (NE)

5.58m x 5.27m (18'4" x 17'3")

Master bedroom suite with dual aspect uPVC double glazed windows, fitted wardrobes and dressing table, radiator.

ENSUITE BATHROOM (N)

Rear aspect uPVC double glazed window, four piece suite comprising roll top bath, corner shower cubicle, combination vanity basin and wc.

BEDROOM 2 (S)

5.86m x 4.12m (19'3" x 13'6")

Dual aspect uPVC double glazed windows, fitted wardrobes.

ENSUITE SHOWER ROOM

Three piece suite comprising shower cubicle, wc, wash hand basin.

BEDROOM 3 (N)

3.70m x 3.17m (12'2" x 10'5")

Rear aspect uPVC double glazed window, double radiator.

BEDROOM 4 (N)

3.17m x 2.08m (10'5" x 6'10")

Rear aspect double glazed window, double radiator.

FAMILY BATHROOM

Three piece suite comprising panelled bath, low flush wc, wash hand basin, uPVC double glazed window to the east.

THE ANNEXE

The annexe is situated to the east of the main residence, accessed across the main driveway.

TO THE GROUND FLOOR

KITCHEN / DINING ROOM

4.83m x 3.39m (15'10" x 11'1")

Entrance door, timber window, range of fitted base mounted units, sink and drainer, integral oven with 4 ring electric hob and cooker hood over, staircase to first floor.

SITTING ROOM

4.57m x 3.63m (15' x 11'11")

Side aspect uPVC double glazed window, timber frame double doors to outside.





TO THE FIRST FLOOR

BEDROOM 1

4.33m x 4.08m (14'2" x 13'5")

uPVC double glazed door, rooflight, fitted wardrobe, with CLOAKROOM comprising wc and wash hand basin, airing cupboard housing the hot water cylinder, SEPARATE SHOWER CUBICLE.

BEDROOM 2

4.90m x 3.61m (16'1" x 11'10")

Side aspect uPVC double glazed window, roof light.

STUDY

4.92m x 3.39m (16'2" x 11'1")

Roof light.

OUTSIDE

Glebe Farm is approached along a private, tree lined driveway which sweeps to the front of the main house. Beyond to the east there are an extensive range of equestrian, general purpose, agricultural and workshop buildings, with a hardstanding yard. The grassland is all situated within a ring fence, surrounding the farmstead. To the south, there is a 40m x 20m manège and the land wraps around the farmstead in a ring fence and is divided into multiple grass paddocks. In all, Glebe Farm extends to 27.63 acres (11.18ha) or thereabouts.

DUTCH BARN

24.20m x 11.30m (79'4" x 37'1")

Steel portal frame construction, roller shutter door and Lean-To to the south elevation, part concrete floor. imperial stone and timber framed under a cast iron roof.

'L' SHAPED STABLE BLOCK

10.97m x 36.66m plus 5.49m x 3.66m (36' x 12' plus 18' x 12')

Divided into 4 no. stables.

STABLE BLOCK

13.71m x 6.70m (45' x 22')

Timber frame, concrete block walls, divided into 3 no. stables.

TACK ROOM

4.93m x 4.32m (16'2" x 14'2")

GENERAL PURPOSE BUILDING

20.09m x 17.96m plus 19.81m x 12.19m (65'11" x 58'11" plus 65' x 40')

Internally divided into workshop, office, staff kitchen with first floor mezzanine store section (22' x 15'10"). A connecting door from the office leads to an adjoining multi-purpose building, currently divided into 10 no. loose box stables/stores and tack room. The buildings are of steel portal frame construction, concrete block walls with Yorkshire Boarding above, under a fibre cement roof, electric roller shutter doors, personnel door, electric power and light.



GENERAL INFORMATION

SERVICES

We understand that the property is connected to mains electricity and water, with septic tank drainage; oil fired central heating. 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

We understand to be freehold with vacant possession on completion.

RIGHTS OF WAY

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendor's are not aware of any public rights of way crossing the land.

WAYLEAVES AND EASEMENTS

The land is sold subject to all wayleaves and easements whether mentioned in these particulars or not. The Vendors are unaware of any other wayleaves or easements crossing the land.

SPORTING AND MINERAL RIGHTS

Sporting and mineral rights are included with the sale so far as they are owned.

NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency NVZ map which confirms the property does not fall within an NVZ.

VIEWING

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

WHAT3WORDS

///strong.dabbling.tinsel

COUNCIL TAX BAND

The property lies in Band G. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC 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.

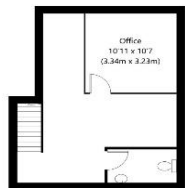
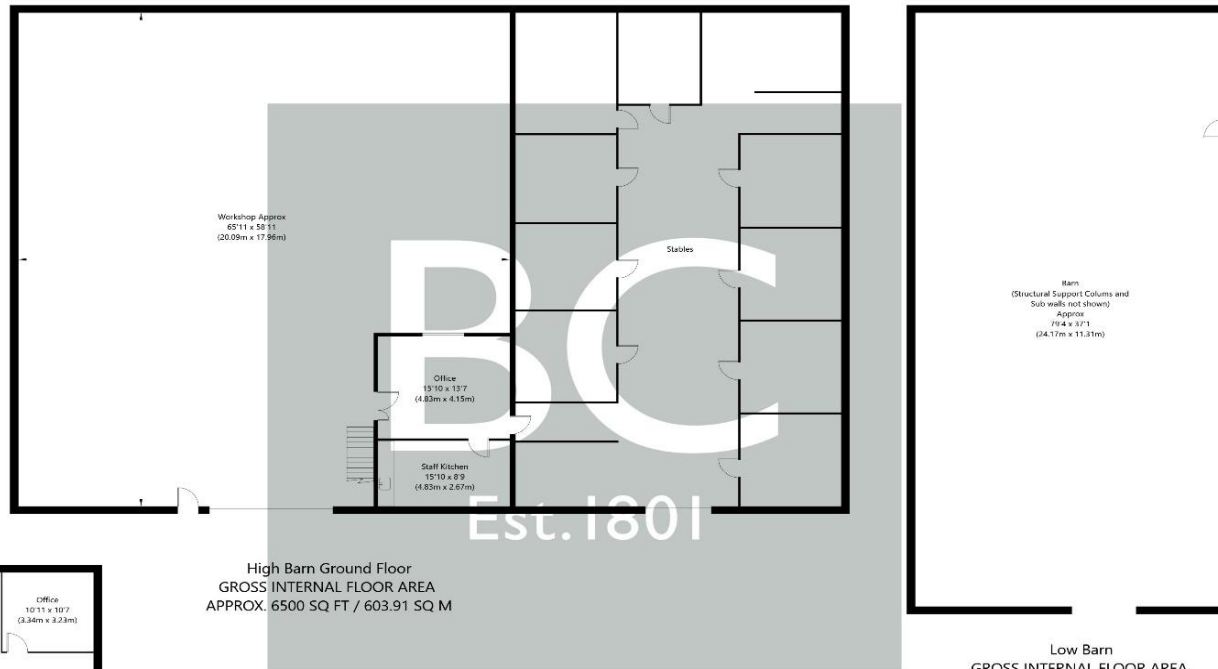
KEY CONTACT

Henry Scott MSc MRICS m: 07739 983806;
e: henry.scott@boultoncooper.co.uk.

BOULTON COOPER - ABOUT US:

BoultonCooper is the region's most established estate agency, offering a dynamic and highly professional services. We provide the largest independent network of offices in the Ryedale area (with offices in Malton, Pickering, and Helmsley), together with offices in York, Haxby, Easingwold, Boroughbridge, Knaresborough and Selby which assists in making our properties available to as wide a captive audience as possible. We specialise in the sale of town and country properties and have a significant mailing list of registered parties who are actively looking for this type of property in this locality.

Do register with us at sales@boultoncooper.co.uk.



High Barn Mezzanine
GROSS INTERNAL FLOOR AREA
APPROX. 395 SQ FT / 36.74 SQ M

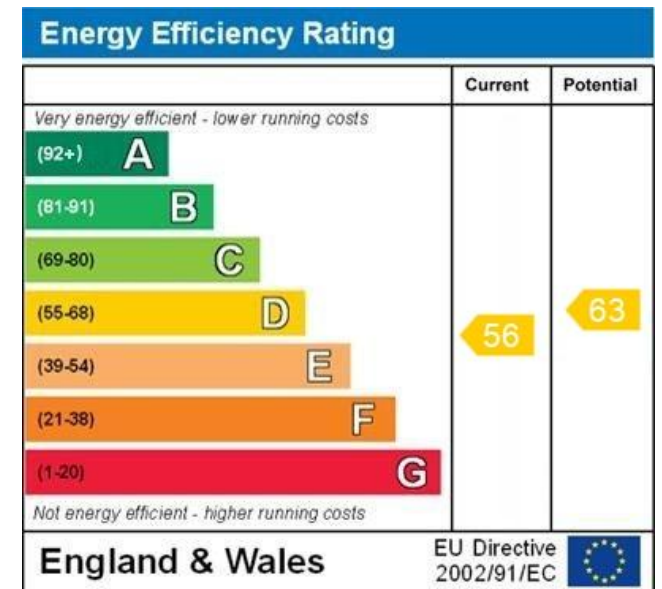
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA

High Barn - 6895 SQ FT / 640.65 SQ M

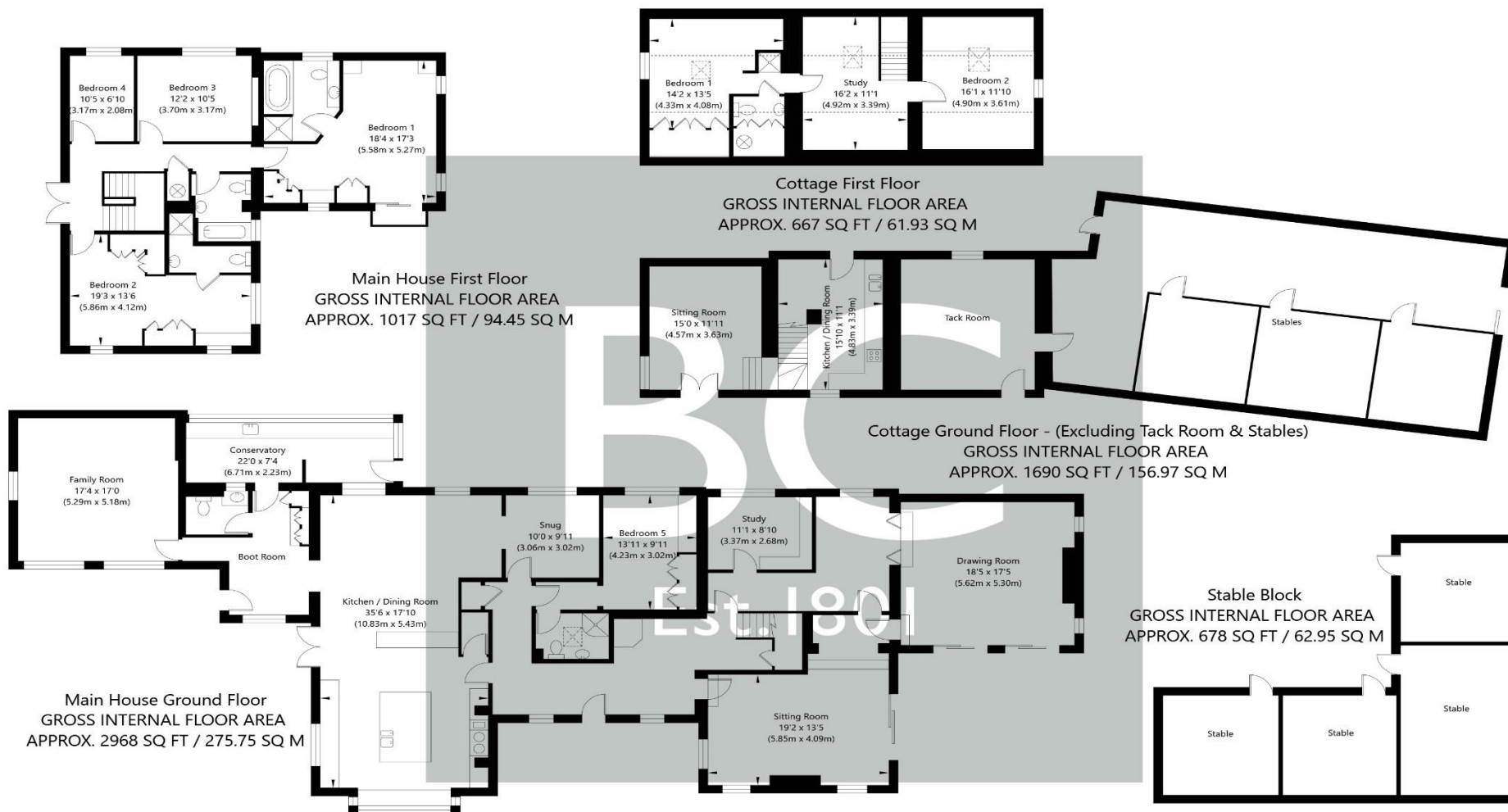
Low Barn - 2942 SQ FT / 273.36 SQ M

Page Total - 9837 SQ FT / 914.01 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2025



WWW.EPC4U.COM



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 3985 SQ FT / 370.2 SQ M

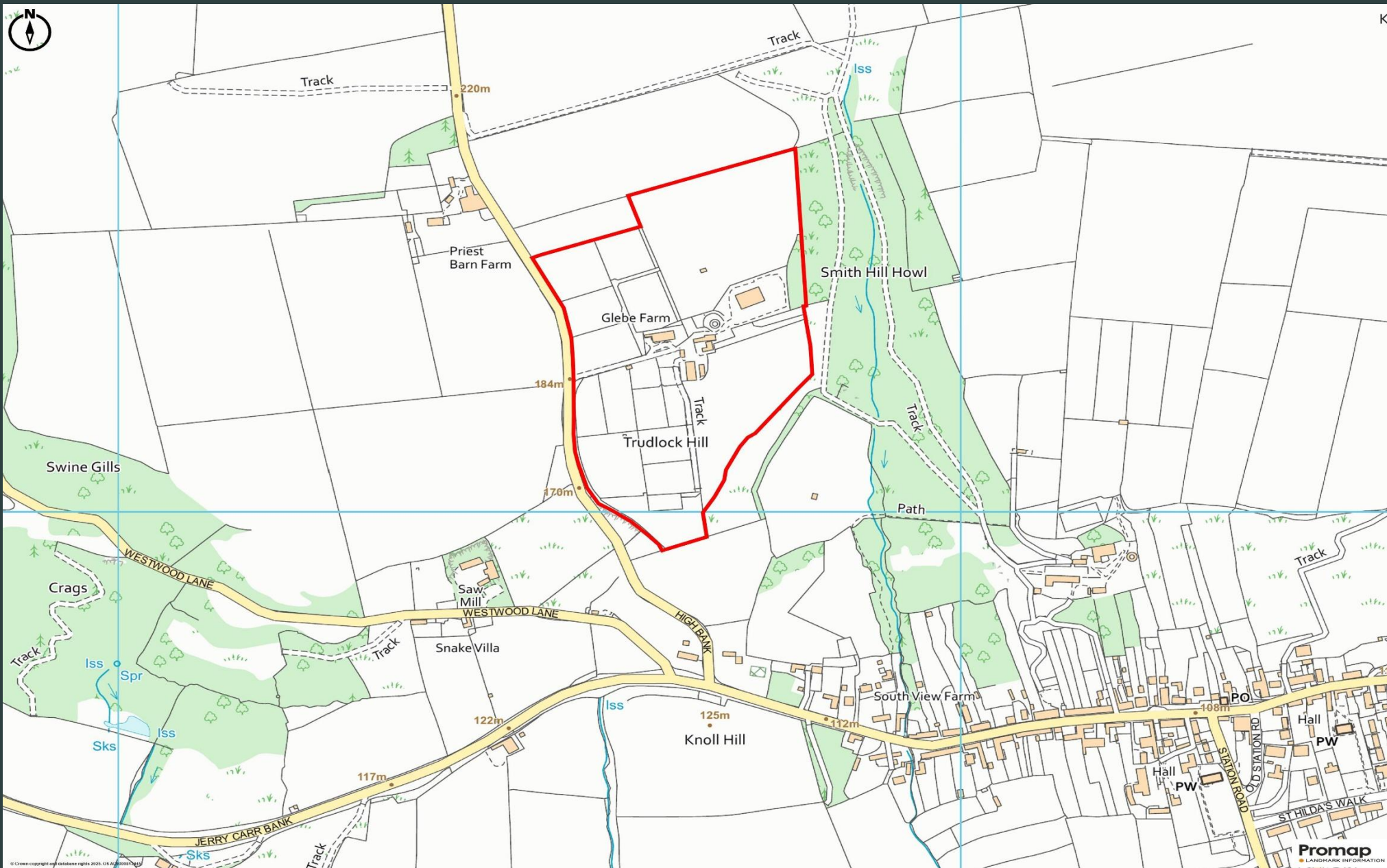
Cottage - 1048 SQ FT / 97.31 SQ M

Page Total - 7020 SQ FT / 652.05 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

www.exposurepropertymarketing.com © 2025





CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



BC
Est. 1801

St. Michael's House, Malton
North Yorkshire YO17 7LR
t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper