



Sevenfields Farm House
Great Barugh, Nr Malton





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Solicitors



BoultonCooper

Sevenfields Farmhouse Great Barugh, North Yorkshire

A superb Grade II listed period country property within a delightful village setting, allowing uninterrupted views across open countryside towards the North York Moors National Park.

The accommodation is extensive with the five bedroom farmhouse providing approximately 2,295 sq. ft of internal space with separate triple garage block, workshop and ancillary outbuildings. The property is complemented by formal gardens, more informal wildlife areas, extensive grounds and paddock land, extending in all to 1.51 acres (0.61 ha) or thereabouts.

Sevenfields Farmhouse is conveniently situated within the rural village of Great Barugh, approximately 7 miles to the north of the popular market town of Malton and 5 miles from Pickering. It is well-located, within easy reach of the City of York and Leeds further afield, and their superb transport connections.

In all 1.51 acres (0.61 ha) or thereabouts

Guide Price £695,000

BC
Est. 1801



SEVENFIELDS FARMHOUSE

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

With central staircase.

SITTING ROOM (SW)

5.20m x 4.95m (17'1" x 16'3")

Dual aspect timber frame windows, cast iron open fireplace with tiled slips and decorative timber surround and mantelpiece, 2 no. single radiators, exposed timber beam ceiling.

DINING ROOM (S)

5.15m x 3.61m (16'11" x 11'10")

Front aspect timber frame window, open fireplace with timber surround and mantelpiece, display alcove with shelving, exposed timber beams, single radiator, door to:

KITCHEN (N)

6.18m x 5.58m (20'3" x 18'4")

With range of fitted base and wall mounted units, undermount stainless steel sink with chrome mixer taps, electric cooker range with cooker hood over, central breakfast island, single and double radiator, range of integral appliances including dishwasher, dual aspect timber frame windows to side and stable door to outside rear.

LOBBY AREA AND CLOAKROOM

Comprising low flush wc and wash hand basin.

UTILITY ROOM

3.07m x 2.16 (10'1" x 7'1")

With base mounted units, stainless steel sink and drainer, plumbing for washing machine, access to outside rear accommodation. Oil fired boiler.

OUTDOOR DOG RUN

4.14m x 2.51m (13'7" x 8'3")



TO THE FIRST FLOOR

LANDING

10.97m x 0.91 (36' x 3')

Rear aspect timber frame windows.

BEDROOM 1 (SW)

4.80m x 4.24m (15'9" x 13'11")

Front aspect timber frame sash window, fitted mirrored wardrobes, double radiator.

ENSUITE BATHROOM (W)

With four piece suite comprising panelled bath, corner shower cubicle, combination vanity unit with wash hand basin and low flush wc, mirrored bathroom cabinet, side aspect Opaque timber frame double glazed window.

BEDROOM 2 (S)

4.24m x 4.14m (13'11" x 13'7")

Front aspect timber frame window, over stairs cupboard with loft hatch and ladders.

BEDROOM 3 (SE)

4.06m x 2.57m (13'4" x 8'5")

Front aspect timber frame double glazed window, single radiator.

BEDROOM 4 (NE)

3.53m x 3.20m (11'7" x 10'6")

Rear aspect window, wash hand basin into vanity unit, double radiator.

BEDROOM 5 / STUDY (NW)

5.59m x 2.57m (18'4" x 8'5")

Windows to the side and rear, double radiator.

FAMILY BATHROOM

Side aspect window, four piece suite comprising panelled bath, corner shower cubicle, low flush wc and wash hand basin.





OUTSIDE

To the outside, a shared private driveway leads to the rear of the farmhouse and the extensive range of outbuildings, garages and workshops. The formal gardens are predominantly to the front and side of the farmhouse. The grounds extend to the rear with well-stocked vegetable and fruit gardens, and substantial wildlife gardens with pond, enjoying the best of the uninterrupted views across Ryedale towards the North York Moors National Park beyond. The property also includes an enclosed paddock, ideal for summer grazing or amenity uses.

In all, the property extends to 1.51 acres (0.61 hectares) or thereabouts.

OUTBUILDINGS

TRIPLE GARAGE BLOCK

8.31m x 6.35m (27'3" x 20'10")

With 3 no. electric roller shutter doors to the front; loft room over the entirety, 2 no. roof lights.

ADJOINING WORKSHOP

6.32m x 4.17m (20'9" x 13'8")

With electric power and light, stainless steel double sink and drainer, work bench, loft room over, roof light, timber stable door and timber window to the front.

GENERAL PURPOSE BUILDING

8.83m x 5.76m plus 4.45m x 3.97m plus 4.08m x 3.58 plus 4.11m x 3.72m (29' x 18'11" plus 14'7" x 13' plus 13'5" x 11'9" plus 13'6" x 12'2)

Comprising large open fronted store with adjoining store and 2 no. stables; part open fronted.



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. The shared access is owned by the property with rights of passage (only) granted to the neighbouring users. The shared access route is shown hatched yellow on the attached sale plan.

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.

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

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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 E. 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.

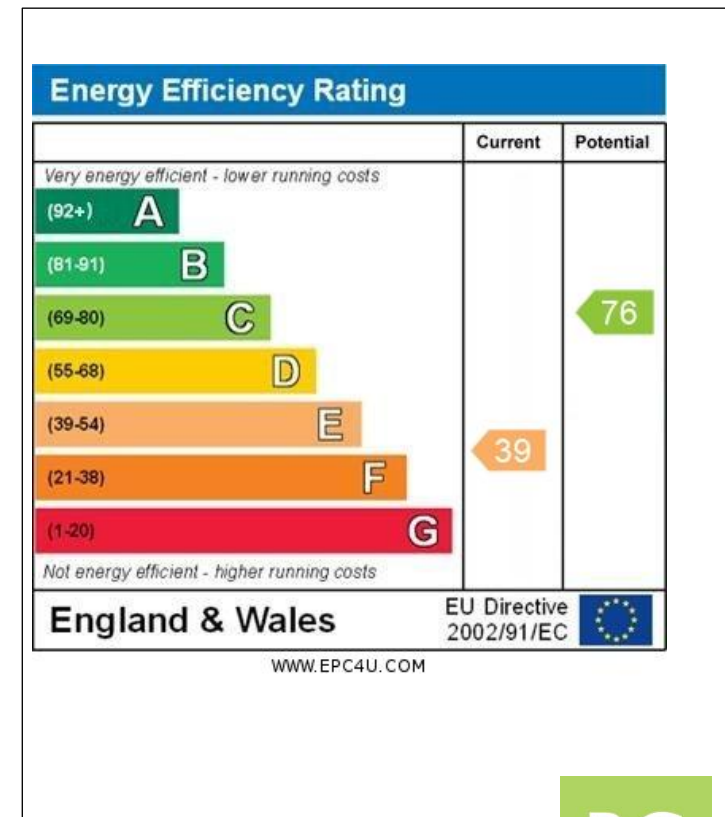
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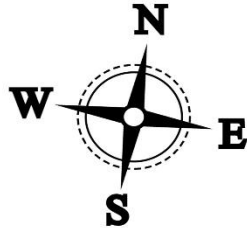
Do register with us at sales@boultoncooper.co.uk.



Block Plan: Outbuildings at Sevenfields Farm House, Great Barugh



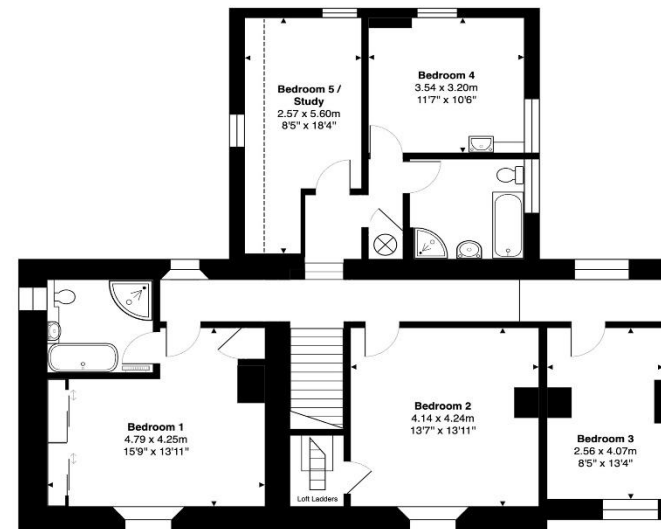
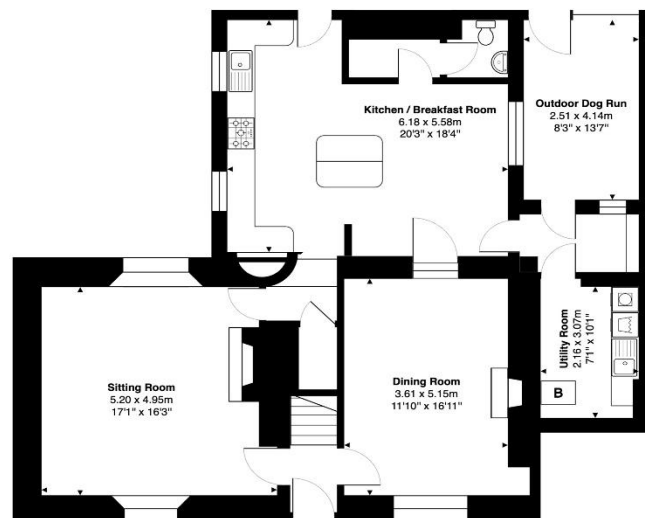
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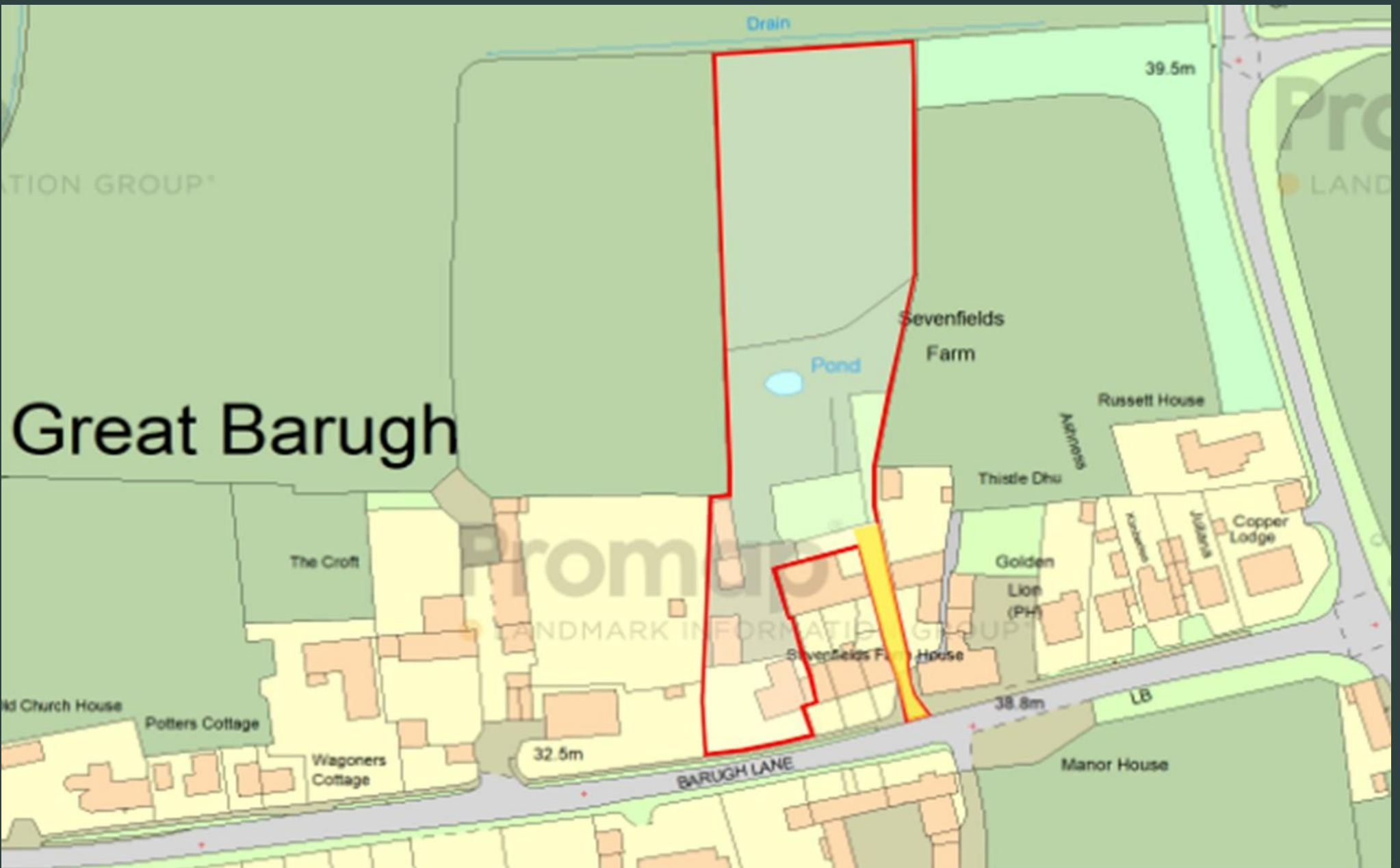
Gross Internal Area

House:	213.2m ² ... 2,295ft ²
Outbuildings:	216.8m ² ... 2,335ft ²
Total:	430m ² ... 4,630ft ²

All measurements are approximated for display purposes only and should be independently verified
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