



Cliffe Farm, 54 High Street | Snainton, Scarborough

BoultonCooper

BC
Est. 1801



Cliffe Farm, 54 High Street Snainton, Scarborough

Cliffe Farm is a charming Grade II listed period farmhouse with the benefit of a one bedroom annex and extensive outbuildings, set in approx. 0.52 acres. The well proportioned accommodation would now benefit from some refurbishment and modernisation and offers scope to create a wonderful family home, with the potential to convert the outbuildings for alternative uses, subject to the necessary permissions. The village of Snainton is well-served by local amenities and lies at the foot of the North York Moors, 6 miles from Scarborough and 13 miles from Malton.

Guide Price £650,000

ACCOMMODATION

ON THE GROUND FLOOR

FAMILY ROOM

4.55m x 3.84m (14'11 x 12'7)

With entrance door, this dual aspect room has a timber framed single glazed window with secondary glazing to the front, and sliding doors to the rear to the outside, exposed timber beams, double radiator and staircase to the first floor.

LIVING ROOM

8.31m x 4.55m (27'3 x 14'11)

A dual aspect room with timber framed single glazed windows to the front (with secondary glazing) and rear, cast iron wood burning stove into stone inglenook on a stone hearth with timber mantle, exposed beam, and double radiator. Open to:

DINING AREA

Front aspect timber framed single glazed window with secondary glazing, cloaks cupboard, and double radiator.

BREAKFAST KITCHEN

4.75m x 3.23m (15'7 x 10'7)

Fitted with a range of base and wall mounted units, 1 & ½ bowl stainless steel sink and drainer, 'Stanley' 2 hot plate range, tiled floor, side aspect timber framed single glazed window, door to the outside.

UTILITY & CLOAKROOM

4.42m x 2.08m (14'6 x 6'10)

Stainless steel sink and drainer. Door to cloakroom, with low flush wc and wash hand basin, side aspect timber framed single glazed window.

TURNED STAIRCASE TO THE FIRST FLOOR

LANDING

4.98m x 1.57m plus 3.00m x 1.32m plus 2.26m x 1.14 (16'4 x 5'2 plus 9'10 x 4'4 plus 7'5 x 3'9)

Rear aspect window with secondary glazing, loft hatch.

BEDROOM 1

4.98m x 3.84m (16'4 x 12'7)

A dual aspect room with timber framed single glazed windows with attractive window seats to the front (with secondary glazing) and rear, fitted wall length wardrobes, double radiator.

BEDROOM 2

4.45m x 3.23m (14'7 x 10'7)

Side aspect timber framed single glazed window, fitted wardrobe and dresser, double radiator.

BEDROOM 3

3.71m x 3.58m (12'2 x 11'9)

Front aspect timber framed single glazed window with secondary glazing, fitted wardrobe and dressing table, double radiator.

BATHROOM

3.58m x 3.28m (11'9 x 10'9)

A five-piece suite comprising sunken bath into a tiled surround, low flush wc, bidet, pedestal wash hand basin and shower cubicle with tiled surround and electric shower. Timber panelling and rear aspect opaque single glazed timber framed window.

GROUND FLOOR ANNEXE

LOUNGE/DINING/KITCHEN

6.53m x 4.98m (21'5 x 16'4)

Dual aspect with side aspect timber framed single glazed windows, open plan to living space; kitchen area with range of base and wall mounted units with work surfaces over, sink and drainer, four ring hob over single oven, four roof lights and door to the outside.

BEDROOM 1

3.76m x 3.25m (12'4 x 10'8)

Side aspect timber framed single glazed window, door to:

EN-SUITE SHOWER ROOM

With corner shower cubicle, low flush wc and pedestal wash hand basin.



OUTSIDE

Open courtyard area enclosed by the outbuildings, with gates leading to a former vegetable plot and floor mounted solar panels beyond. The range of outbuildings are predominantly of stone construction under pantile roofs, and have been exceptionally preserved by the current owners during their long-standing ownership:

GARAGE 1

5.41m x 5.36m (17'9 x 17'7)

Adjoining the annexe to the south.

BARN

10.95m x 5.00m (35'11 x 16'5)

STORE 1

4.11m x 4.06m (13'6 x 13'4)

Adjoining the barn, with hayloft over.

SOUTH RANGE/CART SHED

9.45m x 4.88m (31' x 16')

A double storey building with external staircase and 3 no. archways to the rear.

GENERAL PURPOSE BUILDING

18.29m x 6.71m plus 18.29m x 9.14m (60' x 22' plus 60' x 30')

Of steel portal frame construction with earth floor under fibre cement roof and concrete walls.

EAST RANGE: IMPLEMENT STORE

9.75m x 4.65m (32' x 15'3)

Part mezzanine first floor section.

FORMER STABLES

5.23m x 5.18m (17'2 x 17')

GARAGE 2

4.29m x 3.86m (14'1 x 12'8)

Double doors to outside.

FORMER PIGGERY

4.60m x 4.19m (15'1 x 13'9)

STORE 2

4.57m x 4.22m (15' x 13'10)

TENURE

We understand to be freehold with vacant possession upon completion.

SERVICES

We understand that the property is connected to mains water, electricity, and drainage supplies, with 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.

VIEWING

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

DIRECTIONS

From our Malton office, proceed east bound on the A64 towards Scarborough and pass through the village of Rillington. Before entering the village of West Knapton, turn left on to the B1258 towards Yedingham and Snainton. On entering the village of Snainton, turn right on to the A170 towards Scarborough; Cliffe Farm can then be found on your right hand side.

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with Scarborough Borough Council 01723 232323.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.

LISTED BUILDING ENTRY

Cliffe Farmhouse is Grade II listed under List Entry No. 1148834. The property is believed to date from the mid-18th century with later additions.

PRE-APPLICATION PLANNING ADVICE

Please refer to Scarborough Borough Council's planning portal under Reference No. 20/01429/PREAPP for the pre-application advice given by the local authority, for the potential conversion of the outbuildings to alternative residential or commercial use.





VIEWING

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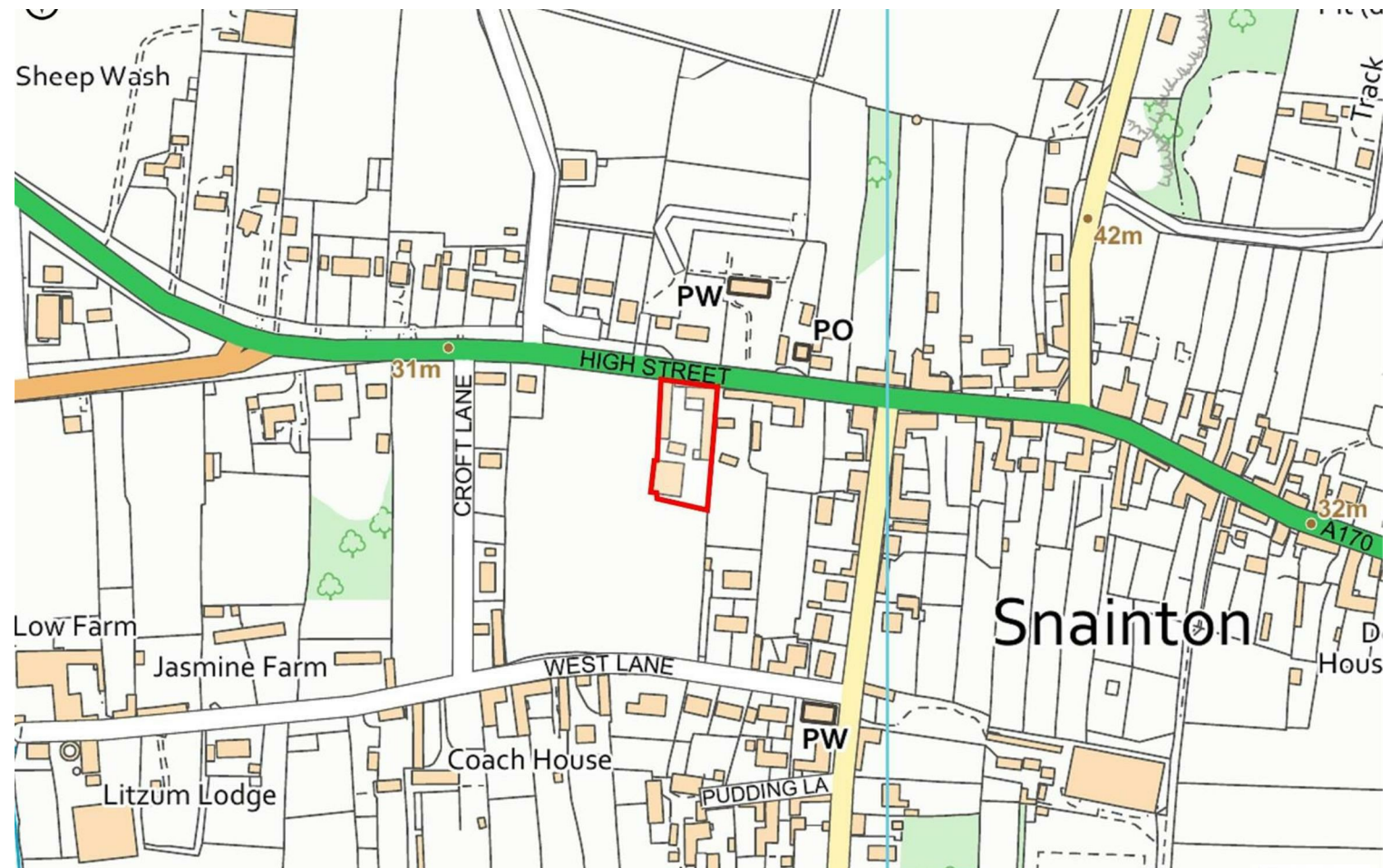
COUNCIL TAX BAND

E

ENERGY PERFORMANCE RATING

D

| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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High Street, Snainton, Scarborough, YO13 9AN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA Total Living Accommodation - 2605 SQ FT / 242.11 SQ M
Total Including All Stone Outbuildings - 6196 SQ FT / 575.63 SQ M

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

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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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