



Highfield House  
Helmsley, North Yorkshire





## Highfield House, Nawton, Helmsley, nr York

A rare opportunity to purchase a unique small-holding in an exceptionally delightful setting with outstanding panoramic views across the surrounding North Yorkshire countryside.

Highfield House is situated outside the popular villages of Nawton-Beadlam, between the market towns of Helmsley and Kirkbymoorside, and 26.5 miles north of the City of York.

The farmstead commands a prominent position, standing centrally within the holding. The farmhouse comprises a four bedroom detached residence, now in need of modernisation and upgrading, and with the prospect of extending into the adjoining traditional range of outbuildings, subject to the necessary consents.

The ancillary farm buildings are predominantly traditional brick structures with a modern steel portal frame building to the north of the farmstead. The whole farmstead lends itself to a programme of renovation with significant potential for redevelopment, subject to the necessary consents.

The grassland is all in a ring fence, with an amenity pond and field shelter. Highfield House will appeal to a wide range of buyers, including those with residential, agricultural and equestrian interests. In all 17.63 acres (7.13 hectares) or thereabouts.

**Guide Price £895,000**

St. Michael's House, Malton  
North Yorkshire YO17 7LR  
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e: [reception@boultoncooper.co.uk](mailto:reception@boultoncooper.co.uk)

[boultoncooper.co.uk](http://boultoncooper.co.uk)



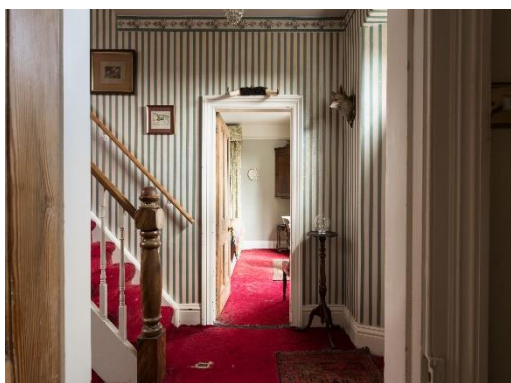
### Solicitors

Pinkney Grunwells  
42 Baxtergate, Whitby. YO21 1BN.



**BoultonCooper**

**BC**  
Est. 1801



## HIGHFIELD HOUSE

A handsome period country residence of stone construction, standing in an enviable and much sought-after position. The property retains a number of original features and offers scope to create a superb family home, in the heart of rural North Yorkshire.

### ACCOMMODATION

#### ON THE GROUND FLOOR

##### ENTRANCE HALL

6.35m x 2.08m (20'10" x 6'10")

Staircase to first floor.

##### SITTING ROOM (SE)

4.57m x 3.96m (15' x 13')

Dual aspect glazed windows: uPVC double glazed bay window to the front south elevation and single glazed window to the east elevation, cast iron multi-fuel stove on stone plinth into brick recess with brick and tile mantelpiece, picture rail.

##### DRAWING ROOM (SW)

4.57m x 3.96m (15' x 13')

Dual aspect uPVC double glazed bay window to the south and west elevations, Adam style open fireplace with timber surround and marble inlays, tiled hearth.

##### DINING ROOM (NW)

4.95m x 3.96m (16'3" x 13')

uPVC double glazed windows to the west, serving hatch into kitchen, fireplace with tiled surround, mantelpiece and hearth, twin alcoves.

##### INNER HALLWAY

6.10m x 1.83m (20' x 6')

With pantry off, single glazed window to the east elevation, quarry tiled floor, electric consumer unit.

##### KITCHEN/BREAKFAST ROOM

4.47m x 3.12m (14'8" x 10'3")

uPVC double glazed window to the side and rear elevations, range of dated base and wall mounted units, cream oil fired Aga with 2 hot plates, stainless steel sink and drainer, electric cooker point, plumbing for dishwasher, loft hatch.

##### CONSERVATORY

5.31m x 3.89m (17'5" x 12'9")

uPVC double glazed, doors to outside to the north courtyard and leading off to:

##### UTILITY ROOM (former piggery)

4.34m x 2.67m (14'3" x 8'9")

Single glazed window to the front, stainless steel sink and drainer, plumbing for washing machine, loft space over.

##### ADJOINING TACK ROOM

4.50m x 2.69m (14'9" x 8'10")

Built-in tack cupboards.



#### **CLOAKROOM**

3.99m x 1.63m (13'1" x 5'4")

Comprising wc and wash hand basin, opaque single glazed window to the east elevation.

#### **TO THE FIRST FLOOR**

#### **LANDING**

6.35m x 2.13m (20'10" x 7')

uPVC double glazed window to the south, airing cupboard with shelving and housing the hot water cylinder.

#### **BEDROOM 1 (SW)**

4.57m x 3.96m (15' x 13')

uPVC double glazed windows to the south and west elevations, decorative cast iron fireplace.

#### **BEDROOM 2 (SE)**

4.55m x 3.94m (14'11" x 12'11")

uPVC double glazed window to the south, decorative cast iron fireplace, wash hand basin.

#### **BEDROOM 3 (NW)**

3.96m x 3.38m (13' x 11'1")

Dual aspect uPVC double glazed window with single glazed secondary glazing, built-in pine cupboards and vanity unit with wash hand basin, decorative cast iron fireplace.

#### **BEDROOM 4 (NE)**

3.38m x 2.74m (11'1" x 9')

Single glazed window to the rear.

#### **BATHROOM**

3.38m x 1.88m (11'1" x 6'2")

Single glazed window to the north, three piece coloured suite comprising panelled bath, part tiled over, pedestal wash hand basin, wc, wall mounted electric heater, shaver point.

#### **OUTSIDE**

To the front and east elevations of the main residence, there are formal lawned gardens with herbaceous borders, flanked by attractive trees and hedgerows. The property is approached along a private tarmac driveway to the west elevation, leading to a hardstanding area. The range of courtyard buildings to the north which briefly comprise:

#### **EAST RANGE**

#### **FORMER GRANARY (E):**

11.28m x 4.57m (37' x 15')

Brick and stone construction under a tile roof with double sliding doors to front, internally comprising feed store, fuel store, with granary over access from Utility Room.





#### **STABLE (E):**

4.57m x 4.27m (15' x 14')

Brick construction, internally comprising single loose box, corner manger and hay rack, timber lean-to (15'4" X 11') to east elevation. Door to:

#### **GENERAL PURPOSE STORE (NE)**

7.62m x 4.57m (25' x 15')

Stable door from courtyard, sliding door to the east, twin doors to the north of concrete and brick construction under a fibre cement roof.

#### **NORTH RANGE**

9.14m x 5.49m (30' x 18')

Brick and tile construction with concrete floors, comprising three no. separate loose boxes.

#### **WEST RANGE (W)**

9.75m x 4.27m (32' x 14')

Brick and tile construction, comprising two large loose boxes, door to north elevation.

#### **DETACHED SINGLE GARAGE**

5.49m x 2.90m (18' x 9'6")

Timber construction, opening to the front, concrete floor under composite tiled roof.

To the north of the farmyard, there is a more modern agricultural building comprising **GENERAL PURPOSE STORE** (75' x 45') steel portal frame construction under a fibre cement roof with low level concrete block walls, box profile steel cladding, twin sliding doors to the front, divided into a 3 bay section and a 2 bay section (to the west elevation).

#### **THE LAND**

The land surrounds the property and is all down to grass and divided into 5 no. field parcels, extending in all to 17.63 acres or thereabouts. There are separate points of access into the land from Guncroft Lane. There is an overgrown pond area in the north-west corner of the land, and a field shelter (38' x 12') of timber construction under a CI roof, earth floor.

#### **GENERAL INFORMATION**

#### **LOCATION**

Highfield House is situated to the east of the villages of Nawton - Beadlam, with access from Guncroft Lane and easily identified by our BoultonCooper 'For Sale' board. Postcode: YO62 7RH.

#### **WHAT3WORDS**

///receiving.shorthand.tower.



### TENURE

We understand to be freehold with vacant possession on completion.

### SERVICES

We understand the property benefits from mains water and electricity, oil supply heats the oil fed Aga. There is a private drainage system.

All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### COUNCIL TAX BAND

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

### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton DL7 8AD.  
Tel: 0300 131 2131.

### ENERGY PERFORMANCE RATING

Assessed in Band G. The full EPC can be viewed at our Malton office.

### RIGHTS OF WAY

We are not aware of any public rights of way that cross the subject property. The property is sold subject to all rights of way whether mentioned in these sale particulars or not.

### WAYLEAVES AND EASEMENTS

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

### SPORTING AND MINERAL RIGHTS

The Sporting & Mineral Rights are understood to be in hand and are included in the sale so far as they are owned.

### NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency's NVZ map which identifies the property within a Nitrate Vulnerable Zone.

### HEALTH AND SAFETY

Interested parties are reminded that the property is a working farm.

We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.

### 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.

## **CONTRACTS AND COMPLETION**

Contracts are to be exchanged as soon as possible with completion by agreement.

## **VIEWING**

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151. Open Viewing Days to be arranged.

## **KEY CONTACT**

Henry Scott MSc MRICS m: 07739 983806;  
e: [henry.scott@boultoncooper.co.uk](mailto: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](mailto:sales@boultoncooper.co.uk).





**VIEWING:**

Strictly by appointment with the Agents.

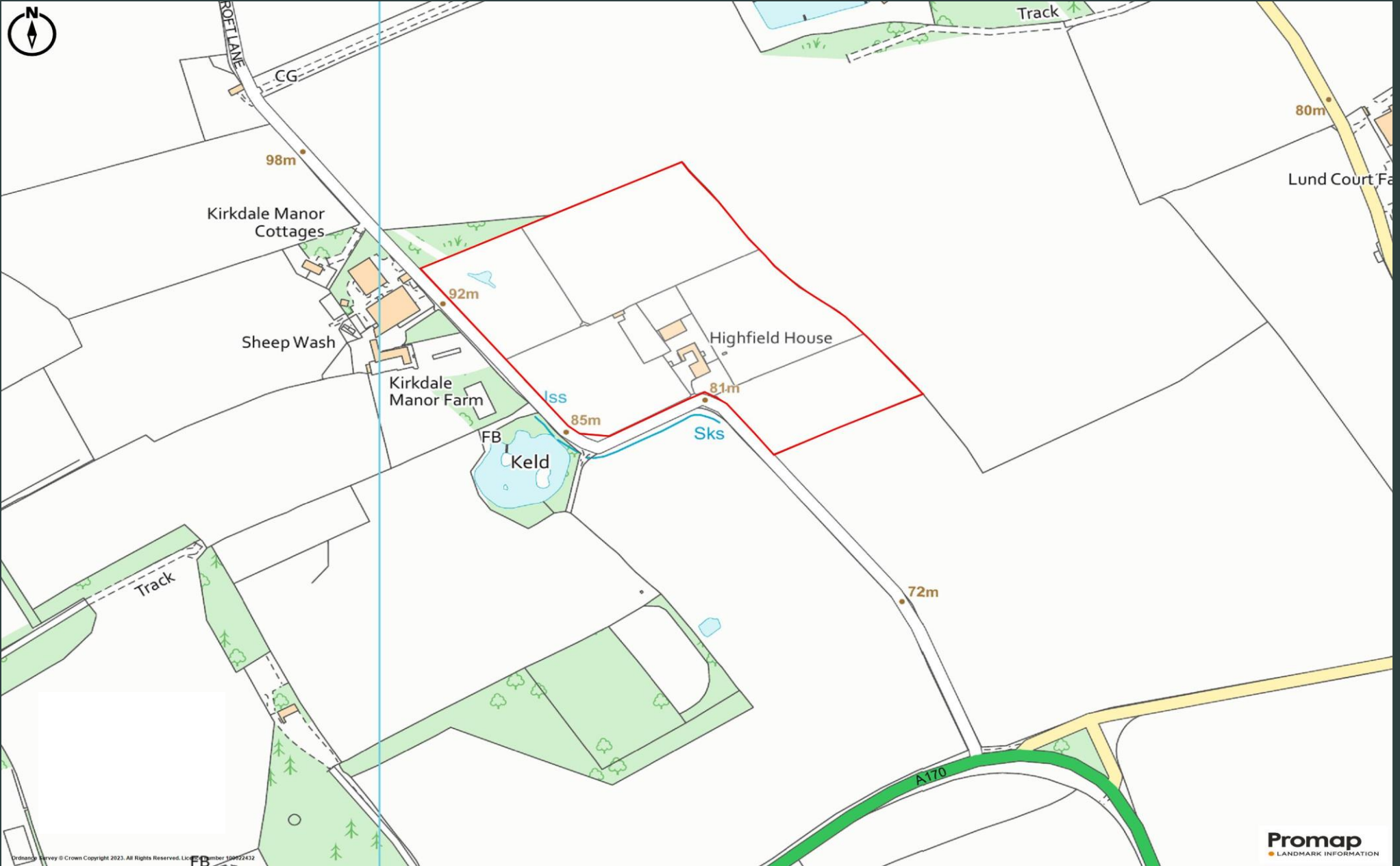
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>63</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>20</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

Guncroft Lane, Nawton, York, YO62 7RH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA  
 Main House - 2580 SQ FT / 239.77 SQ M  
 Outbuildings - 5781 SQ FT / 536.99 SQ M  
 Total - 8361 SQ FT / 776.76 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Promap**  
LANDMARK INFORMATION

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