

Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

NORTH FARM, THE GREEN, FADMOOR, YORK, YO62 7HD

A traditional Farmhouse with two cottages and a large garden located in the peaceful and desirable village of Fadmoor



PRICE GUIDE £875,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

North Farm is a converted 18th century farmstead, bordering the village green in the small and peaceful village of Fadmoor surrounded by lovely rolling countryside. There are three separate self catering cottages on the site, THE FARMHOUSE (sleeps 6) - comprises of a large farm house kitchen which is well equipped, a spacious lounge/dining room with a log burner, there is also a downstairs toilet, snug and a sun room. Upstairs has three double bedrooms, one with en-suite shower room along with a house bathroom. THE BIG COTTAGE (sleeps 4) - comprises of a well equipped kitchen, a spacious dining/sitting room with open fire. Upstairs are two large bedrooms and a recently fitted bathroom suite. THE SMALL COTTAGE (sleeps 2). Open plan kitchen/living room, one good sized bedroom and a recently fitted shower room.

All have access to a lovely large communal garden area and a small walled garden. All rented together would sleep 12. North Farm is ideally located for walking and cycling with many routes starting direct from the cottages. There are many local attractions.

Fadmoor is a pretty village right on the southern fringe of the North York Moors National Park approximately 3 miles north of the market town of Kirkbymoorside. The neighbouring village, Gillamoor, is just half a mile away with a small primary school, church, cricket field and a country inn. Every day amenities such as doctors surgery, dentist, library, shops and school are all readily available in Kirkbymoorside with the market towns of Helmsley and Pickering supplementing these services. The rolling hills of the North York Moors are literally on the doorstep affording wonderful views within spectacular walking country.

North Farm is currently run as holiday cottages and the vendor will continue to operate as such. Vacant possession of the whole can be arranged or the purchaser can continue with the holiday lettings.

General Information

Services: Mains Water and Electricity, Connection to mains drainage. Oil fired central heating.

Tenure: We are informed the property is Freehold and that vacant possession can be given on completion.

Viewing : Strictly by appointment with the Agents

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

Council Tax: Band F

EPCs: Small Cottage E, Big Cottage E, Farm House F



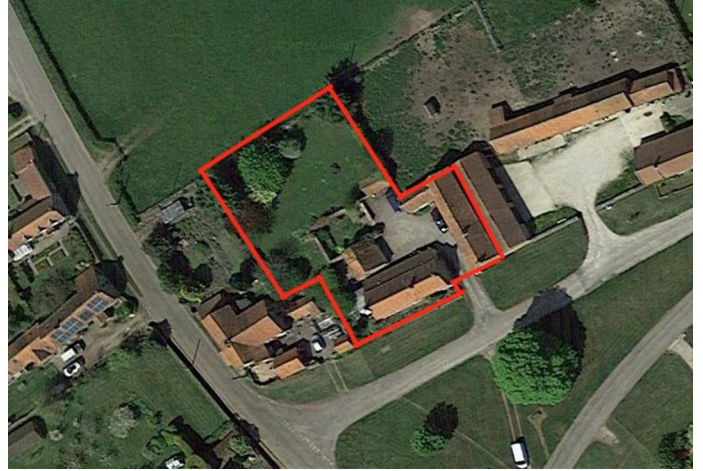
Accommodation



Total area: approx. 175.8 sq. metres (1892.3 sq. feet)
Farm House, North Farm

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

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaite-woodhead.com

Rounthwaite **R&W** Woodhead