

Rounthwaite **R&W** Woodhead

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

RIGGS FARM LOW MARISHES, MALTON, YO17 6RJ



- 6 BEDROOM FARMHOUSE SET IN 9 ACRES
- FABULOUS SHELTERED COURTYARD GARDEN
- 3 RECEPTION ROOMS AND SUPERB FARMHOUSE KITCHEN WITH AGA
- WONDERFUL RURAL LOCATION WITH PANORAMIC VIEWS
- EXTENSIVE RANGE OF BUILDINGS INCLUDING STABLING
- 9 ACRES OF MIXED GRASSLAND AND ARABLE

PRICE GUIDE £1,750,000

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

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www.rounthwaite-woodhead.com

Description

An impressive 6-Bedroom Farmhouse with approximately 9 acres set in a tranquil rural location in the Vale of Pickering. There are far reaching open views to the south towards the Wolds and towards the Moors to the north.

The land is in a neat parcel with garden and grassland around the house and an arable field to the north. The courtyard is a spectacular feature and provides a wonderfully sheltered garden flanked by the stabling and a cartshed.

Additional buildings include an interesting dutch barn with brick piers (20.5m x 15.6m), a tractor shed and general purpose building which could be adapted for equestrian use.

Enjoying far-reaching views across open countryside, this impressive farmhouse offers generous and flexible accommodation, ideal for family life and those seeking a rural lifestyle with equestrian or smallholding interests.

The property provides a spacious welcoming entrance hall leading to a beautifully appointed country kitchen complete with an Aga and dining area. There are three additional reception rooms, offering ample space for entertaining or relaxing. A separate home office, boot room and utility room add further practicality to the ground floor.

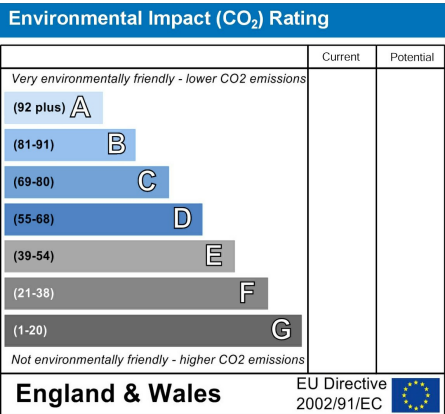
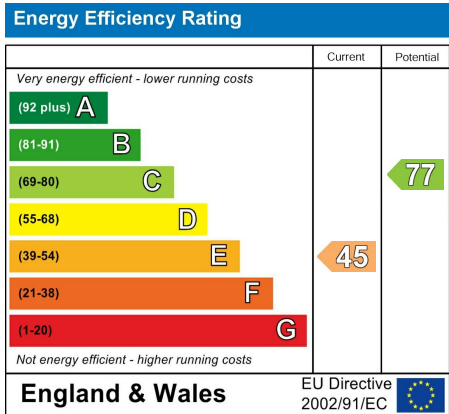
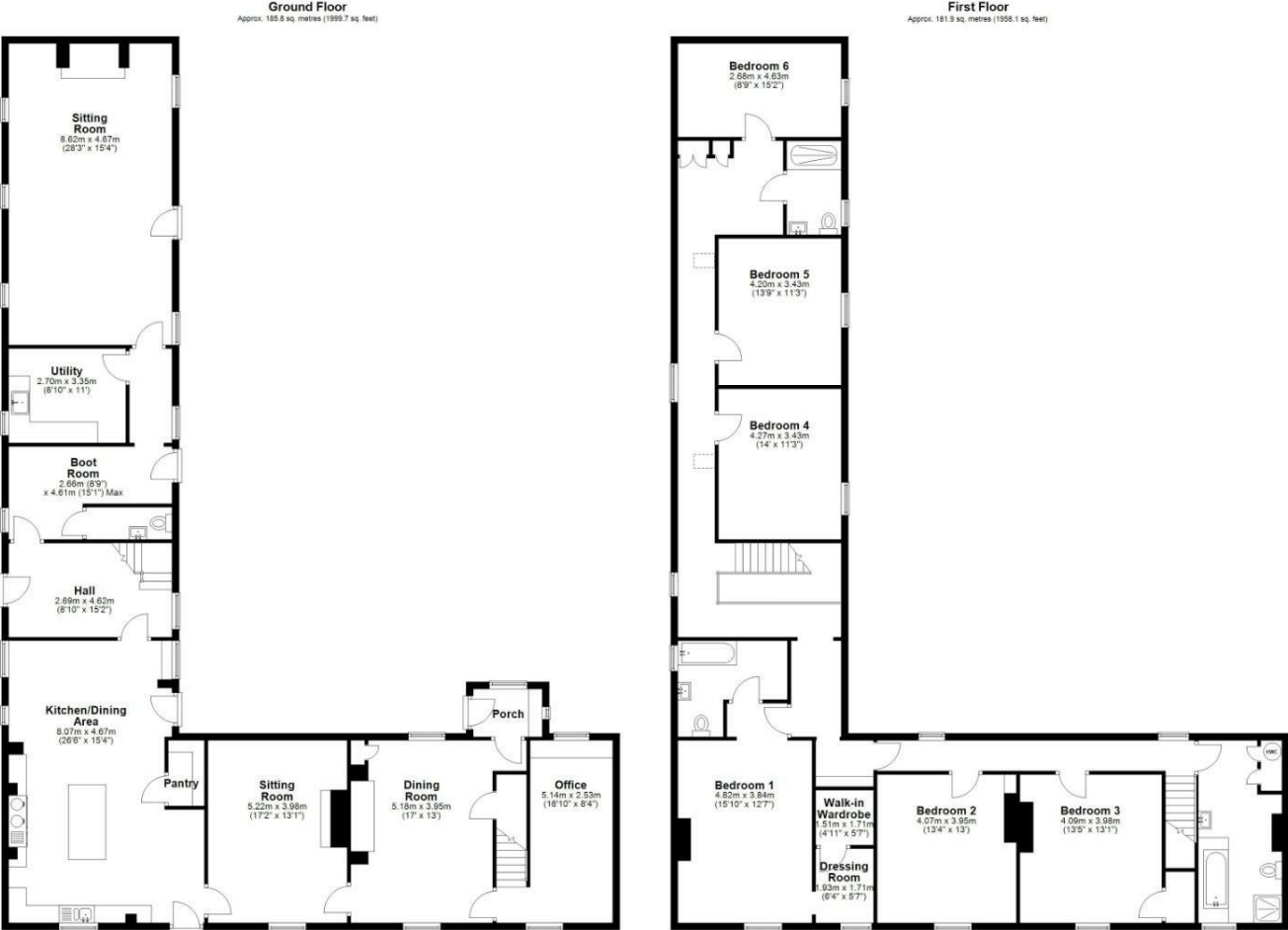
Upstairs, there are six bedrooms including a spacious master suite with en-suite bathroom, dressing room and walk-in wardrobes. A house bathroom and additional shower room complete the first-floor layout.

Outside, the property sits in approximately 9 acres and includes five brick-built stables and a 6 bay cartshed arranged around a central courtyard—an attractive, fully enclosed space with lawn, patio, and a large covered area ideal for outdoor entertaining or a variety of uses. In addition, there is a double garage, the Dutch barn and a range of further outbuildings.

General Information



Accommodation





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
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