



BECK FARM

CUNDALL, YORK, YO61 2RN









Fantastic opportunity to obtain a Farmhouse and Barns with planning permission to refurb, extend, and renovate in one or two dwellings, all set in 1.78 acres of glorious gardens and grounds.

The information regarding relevant technical planning and supporting documentation can be requested directly from Croft as the selling agents.

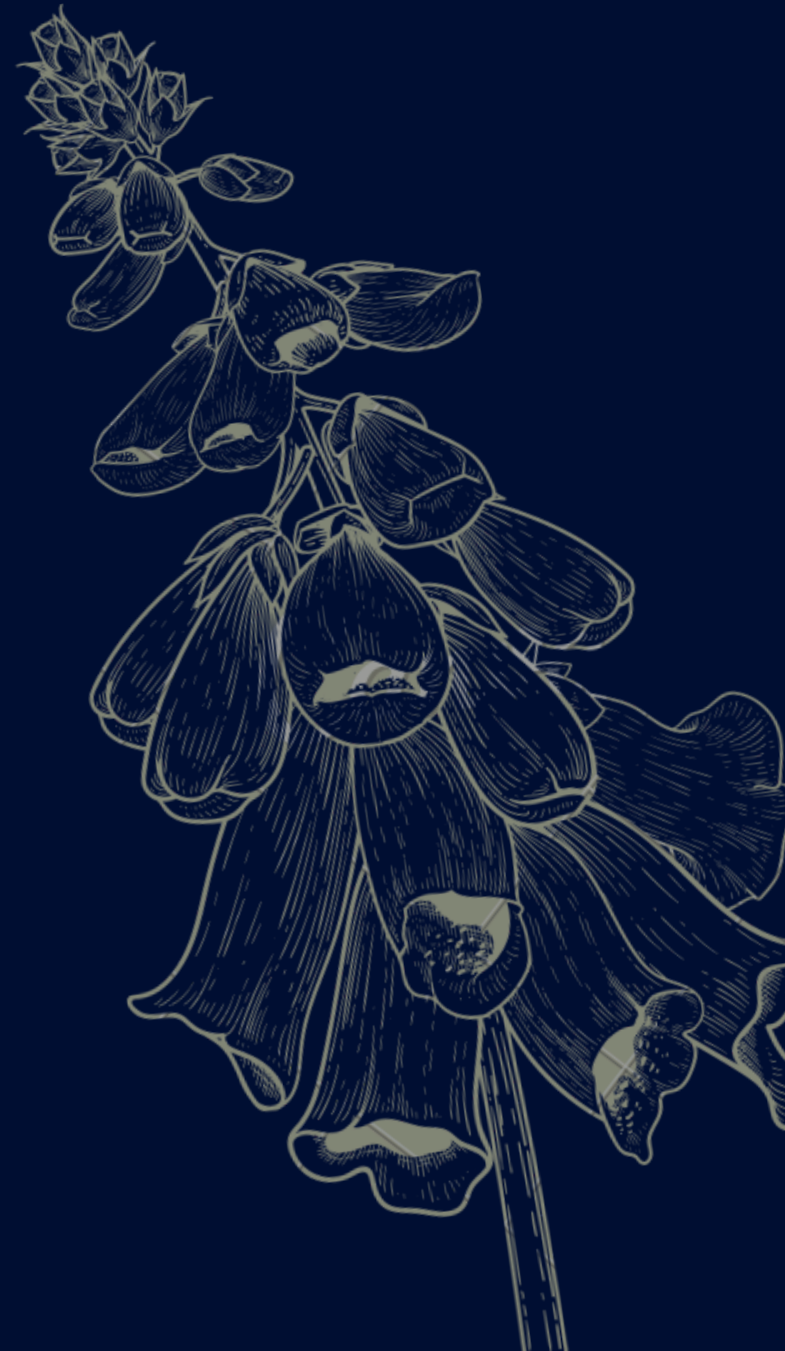
The full details of the planning application can be found on the North Yorkshire Council Public Access under:

Beck Farm Farmhouse:

- ZC24/03831/FUL | Demolition of existing rear extension on house and lean-to-out building on barn. Erection of two storey rear and side extension, single storey rear and side extensions and detached double carport in rear garden, relocation of vehicular access and installation of boundary wall and gates. | Beck Farm Cundall York North Yorkshire YO61 2RN

Barns at Beck Farm:

- ZC24/03832/FUL | Conversion of agricultural buildings to form 1 no. dwelling together with alterations and demolition of existing lean-to outbuilding. | Beck Farm Cundall York North Yorkshire YO61 2RN



Cundall

Cundall Manor Preparatory School

Sewage Works

Beck Farm

The Fiddlers

The Furnace

The Forge

The Mill

The Old Farm Cottage

The New Farm Cottage

The Old Farm Cottage

The New Farm Cottage

The Old Farm Cottage

The New Farm Cottage

Scale: 0 50 100 metres

Total Area - 0.72 ha / 1.78 ac



EXISTING FLOOR PLANS

The floor plan shows a central yellow hall with a staircase. Surrounding the hall are several rooms:

- Study:** 10'0" x 10'0" (9.00m x 9.00m) at the top.
- Bedroom:** 13'0" x 13'0" (12.00m x 12.00m) to the right of the study.
- Bedroom:** 10'0" x 10'0" (9.00m x 9.00m) to the left of the study.
- Living Room:** 10'0" x 10'0" (9.00m x 9.00m) at the bottom left.
- Dining Room:** 10'0" x 10'0" (9.00m x 9.00m) at the bottom right.
- Kitchen:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the dining room.
- Living Room:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the kitchen.
- Hall:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the living room.
- Bedroom:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the hall.
- Living Room:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the bedroom.
- Living Room:** 10'0" x 10'0" (9.00m x 9.00m) to the right of the living room.

The floor plan shows a central yellow landing with a staircase. To the left of the landing is a large pink living area with a fireplace. To the right is a green kitchen with a white sink and a small blue bathroom. At the front of the house are three pink bedrooms. At the back are a blue bathroom, a green bedroom, and a blue bedroom. A central hallway connects the living area to the bedrooms and bathrooms.

Living Area: 17'0" x 17'0" (17'0" x 17'0")

Bedrooms:

- Bedroom (17'0" x 17'0") (17'0" x 17'0")
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Bathrooms:

- Bathroom (17'0" x 17'0") (17'0" x 17'0")
- Bathroom (17'0" x 17'0") (17'0" x 17'0")
- Bathroom (17'0" x 17'0") (17'0" x 17'0")

Kitchen: 17'0" x 17'0" (17'0" x 17'0")

Other Rooms:

- Storage (17'0" x 17'0") (17'0" x 17'0")
- Garage (17'0" x 17'0") (17'0" x 17'0")

The central heating is oil fired.

THE BARNS



A range of traditional barns and outbuildings creating a courtyard driveway and parking area with planning to convert into a single residential. Also prime for conversion into leisure facilities, ancillary accommodation and garaging.

OUTSIDE:

3 Separate Driveway Entrances with Ample Parking. Garaging and Workshop/Store Rooms adjoining the Barns.

South Facing Beautifully Landscaped Gardens, Trees and Lawns.

SERVICES

We are advised that the property has mains electric and water.. Heating and drainage to be determined by purchaser.



PROPOSED FLOOR PLANS

MAIN FARMHOUSE



Ground Floor
Approximate Floor Area
2096 sq. ft.
(194.77 sq. m)

GROUND FLOOR

Entrance Hallway
Open Plan Living Kitchen
Sitting Room
Study
Dining Room
Snug
Utility Room / Boot Room
w.c.



First Floor
Approximate Floor Area
1694 sq. ft.
(157.43 sq. m)

FIRST FLOOR

Principal Bedroom with Ensuite Bathroom, Dressing Room, and Balcony
Bedroom 2 with Ensuite Bathroom
Bedroom 3 with Ensuite Bathroom
Bedroom 4
House Bathroom

TOTAL = circa 3,700 sq ft

THE BARNS

GROUND FLOOR



- Entrance Hallway
- Open Plan Kitchen and Family Room
- Study
- Utility Room
- Snug
- w.c.
- Bedroom 1 with Ensuite Bathroom
- Bedroom 2 with Ensuite Bathroom
- Bedroom 3 with Ensuite Bathroom



FIRST FLOOR

- Principal Bedroom with Ensuite Bathroom and Dressing Room
- Guest Bedroom Suite with Ensuite Bathroom

TOTAL = circa 4,700 sq ft



PROPOSED ELEVATIONS

MAIN FARMHOUSE



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

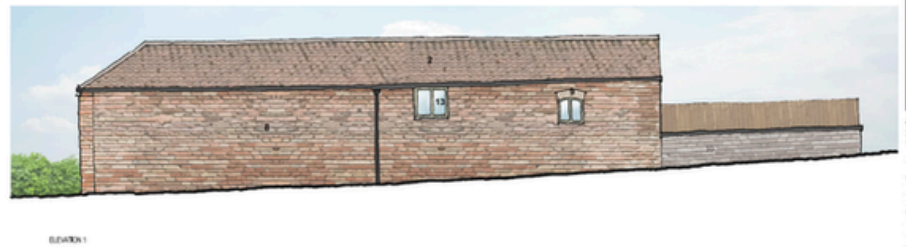


NORTH WEST ELEVATION



NORTH EAST ELEVATION

THE BARNS





Amenities

Cundall is a beautiful small village located not far from the attractive town of Boroughbridge and cathedral city of Ripon, that offer extensive amenities including shops, services and supermarkets along the public houses, restaurants and nightlife.

The fashionable spa town of Harrogate is also within easy reach as is the Market town of Thirsk. In addition there are superb sports clubs locally, leisure centres, swimming pools plus race courses at Thirsk and Ripon.

Highly Regarded Schools

The village is home to a highly regarded private school Cundall Manor, and there is schooling for primary and secondary ages around Boroughbridge and Ripon such as Queen Mary's and QE.

Commuting

Cundall is in a very convenient location with excellent transport links nearby with easy access to surrounding towns and cities.

The A168 and A1 are easily accessed from the property and provide links to the A19, the regions motorway network and business centres, for those commuting.

There is also a train station at Thirsk with direct access to London Kings Cross.



LUXURY | LIFESTYLE | LOCATION

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