



Eastfields Farm
Nunthorpe, Middlesbrough, TS7 0PB



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A Rare and Unique Opportunity to Purchase a Small Country Estate with Panoramic Views of the Cleveland Hills Extending to 225 Acres (91 Hectares) Approximately. For Sale as a Whole – Guide Price £3,500,000.

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| <ul style="list-style-type: none">• 5 Bedroom Farmhouse• 4 Bedroom Barn Conversion• 4 Scandinavian Style Holiday Lodges | <ul style="list-style-type: none">• 50 KW Wind Turbine• 90 Acres of Willow Coppice• Ponds and Fishing Lakes | <ul style="list-style-type: none">• Planning Permission to hold 40 Wedding Receptions per Annum• Viewing by Appointment Only |
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SITUATION

Nunthorpe 2 miles, Stokesley 4 miles, Middlesbrough 6 miles, Guisborough 8 miles, Whitby 28 miles (all distances are approximately).

Located in a secluded position on the edge of the small rural hamlet of Nunthorpe Village, only 4 miles north of Stokesley, Eastfields farm is well placed in relation to the larger centres of York and Teesside.

The steading area is attractively situated and nicely set both off the main road providing that all important degree of privacy.

INTRODUCTION

Eastfields Farm is a first-class example of a diverse small country estate situated close to the Cleveland Hills with magnificent uninterrupted views of Roseberry Topping.

The property offers a unique opportunity to purchase a well-established holiday letting business together with the opportunity to further develop subject to planning permission.

The land offers a wealth of natural capital. The vendors have planted over 30,000 trees, creating superb shelter belts together with 90 acres approximately of willow coppice. The seven ponds/lakes provide a heaven for wildlife all year round.

Eastfields Farm stands well off the A172 leading from Stokesley to Nunthorpe Village. The property is accessed down a shared drive. The land is situated in a ring fence with the steading area located centrally to the land.

DESCRIPTION

Eastfields Farm comprises an attractive brick-built farmhouse and a four bedroom barn conversion. There is a useful range of traditional farm buildings which have potential for conversion, together with a range of more modern general-purpose buildings.

The holiday lodges comprise of four first class Scandinavian style accommodation.

Two of the lodges sleep up to five people and two sleep four people.

FARMHOUSE

The farmhouse is a large detached five bedroom dwelling built in 1860 and is well appointed throughout.

Internally, the farmhouse is entered into by a welcoming and spacious entrance hall which features a large staircase and access to the ground floor accommodation.

To the left of the entrance hall is the garden room which comprises of a cast iron fireplace and double patio doors leading to the garden.

Opposite the hallway is a generous sized sitting room, with oak floors, a feature fireplace and views towards the willow coppice.

The galley inspired kitchen features a fitted range of floor and wall units with worktops. Integral appliances including fridge, oven and dishwasher.

The kitchen also has the benefit of a south facing breakfast room, which has fabulous views of Roseberry Topping.

The dining room has ample of character with an exposed stone wall and a feature fireplace, which can be accessed directly from the kitchen and staircase to the first floor.

The ground floor also benefits from an office and utility room. The utility room leads to a downstairs W.C.

The first floor comprises of five bedrooms. Four of which are all generous sized doubles and one which is a single.

The current principal bedroom has potential for an ensuite with initial works being done, with the second bedroom already benefiting from an ensuite shower room.

The large family bathroom comprises of a freestanding bath, shower, wash basin and W.C.

THE GRANARY

The property has been refurbished to a high standard and offers a wonderful blend of modern style combined with traditional features throughout.

The property is entered into by a welcoming entrance hall. The large sitting room features characterful arch top windows as well as arch doors with overlook the courtyard.

To the first floor there are four bedrooms, three of which are all doubles, and the principal bedroom which has an ensuite shower room. The family bathroom comprises of a bath, wash basin and W.C.

Externally, the property has ample of space for parking cars and a low maintenance courtyard with a lawn.

SCANDINAVIAN LODGES

Eastfield Farm also presents four very tasteful Scandinavian pine lodges, which currently offer 4-star gold accommodation.

The two larger cabins Skylark & Lapwing feature a spilt-tier living space that sleeps up to five guests, with the grand ensuite master bedroom overlooking the living area below through a mezzanine floor with wooden balustrade. The cabins also feature a hot tub and sauna. All lodges have spectacular views of the open countryside, Roseberry Topping and beyond. The single level cabins of Chaffinch & Curlew sleep up to four guests and also benefit from a sauna and hot tub.

BUILDINGS

There are a superb range of traditional outbuildings at Eastfields Farm. The courtyard extends to a games room; stables and tack Room, two former cow byres and general stores, these buildings feature large wooden beams and exposed stone walls. The office opposite the farmhouse also has the benefit of underfloor heating.

The larger farm buildings extend to a dutch barn, grain store, stock barn and former diary.

THE LAND

The land extends to approximately 225 acres comprising pasture and arable land, shelter belts, willow coppicing and lakes.

Field No	Description	Area (Ha)
NZ5512 1064	Short rotation coppice	7.11
NZ5512 2649	Short rotation coppice	5.92
NZ5512 2881	Temporary grass	5.30
BZ5512 3782	Woodland & ponds	1.79
NZ5512 4380	Permanent grass	0.28
NZ5512 5069	Temporary grass/short rotation coppice & ponds	13.83
NZ5513 2118	Permanent grass	1.53
NZ5513 2209	Short rotation coppice	8.36
NZ5513 2330	Woodland	2.18
NZ5513 2747	Permanent grass	0.58

NZ5513 2828	Woodland	0.06
NZ5513 3055	Woodland	2.85
NZ5513 3236	Permanent grass	2.23
NZ5513 3626	Permanent grass	0.12
NZ4413 3717	Permanent grass	2.56
NZ5513 3841	Woodland	0.59
NZ5513 3922	Permanent grass & scrub	0.63
BZ5513 4625	Permanent grass	0.37
NZ5513 4736	Permanent grass	0.38
NZ5513 4841	Woodland	0.28
NZ5513 4857	Permanent grass	4.85
NZ5513 4970	Permanent grass	0.28
NZ5513 5015	Permanent grass	0.14
NZ5513 5124	Permanent grass	0.23
NZ5513 6101	Woodland & pond	5.80
NZ5513 6357	Permanent grass	3.16
NZ5513 6470	Permanent grass	0.77
NZ5513 6533	Arable	2.21
NZ5513 6541	Woodland	1.10
NZ5513 6818	Arable	6.31
NZ5513 7354	Woodland	1.48
NZ5513 8450	Permanent grass	6.36

WEDDING VENUE

Planning permission to host wedding receptions in a marquee.

WIND TURBINE

There is a 50kw wind turbine which is situated on the south side of the lane towards Eastfields Farm.

PONDS

Eastfields Farm benefits from seven wildlife ponds, one large lake and two fishing lakes which are stocked with Carp, Bream, Ide Rudd Chub and crucian Carp Tench.

GENERAL REMARKS & STIPULATIONS VIEWING
Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

FARM PLAN

The farm plan is for identification purposes only. The field numbers and areas given may vary from old Ordnance Survey sheets, previous field data sheets and Rural Land Registry maps and the Title Deed Plans.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

SERVICES

Mains electricity (3 phase supply), mains water (new 2-inch water main), septic tank drainage.

EARLY ENTRY

The Purchaser(s) will be granted early entry onto the stubbles on exchange of Contracts to enable them to carry out crop cultivations before completion, providing that the outgoing tenants have removed the crops.

NITRATE VULNERABLE ZONE

The farm **is not** within an NVZ as per the Nitrate Vulnerable Zone 2017.

SPORTING, MINERAL AND TIMBER RIGHTS

The sporting, mineral and timber rights are understood to be included with the freehold as far as they are owned.

COUNCIL TAX

Eastfields Farmhouse – Band D.
The Granary – Band F.

SUBSIDIES & GRANTS

The land is registered on the Rural Land Registry. The outgoing tenants will claim and retain the 2023 Basic Payment.

ASBESTOS

With regards to any asbestos on the holding, a detailed asbestos survey has not been carried out. On completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of

the Asbestos Act at Work Regulations 2012.

METHOD OF SALE

The property is being offered for sale initially by Private Treaty. We reserve the right to conclude the sale by any other means at our discretion.

If after viewing the property you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

MONEY LAUNDERING REGULATIONS

The Purchaser(s) will be required to provide proof of identification to comply with Money Laundering Regulations

WHAT3WORDS

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USEFUL ADDRESSES

Vendors Solicitors, Jamie Brown, Endeavor Partnership.

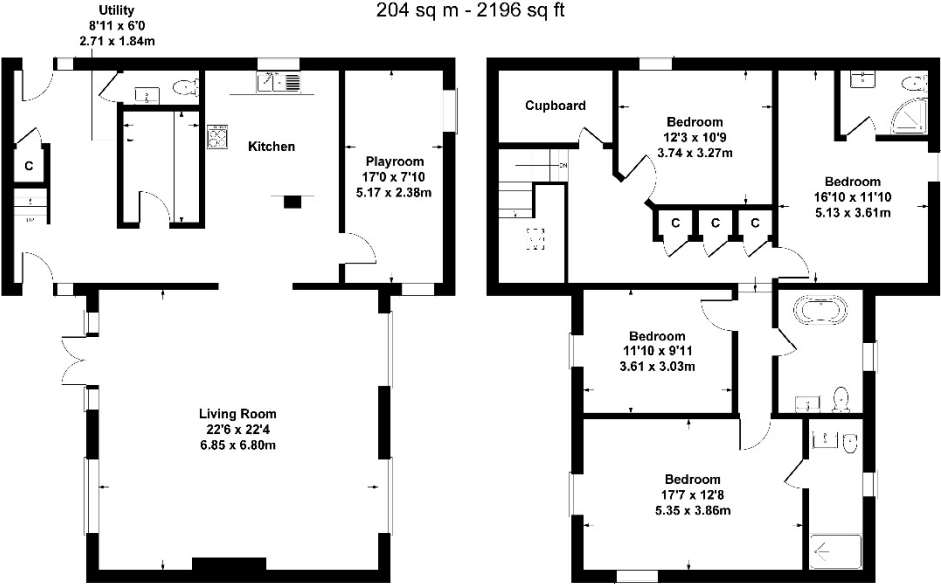
Email: enquiries@endeavorpartnership.law

Tel : 01642 610318



Granary, Eastfield Farm, Nunthorpe, TS7 0PB

Approximate gross internal area
204 sq m - 2196 sq ft



GROUND FLOOR

FIRST FLOOR

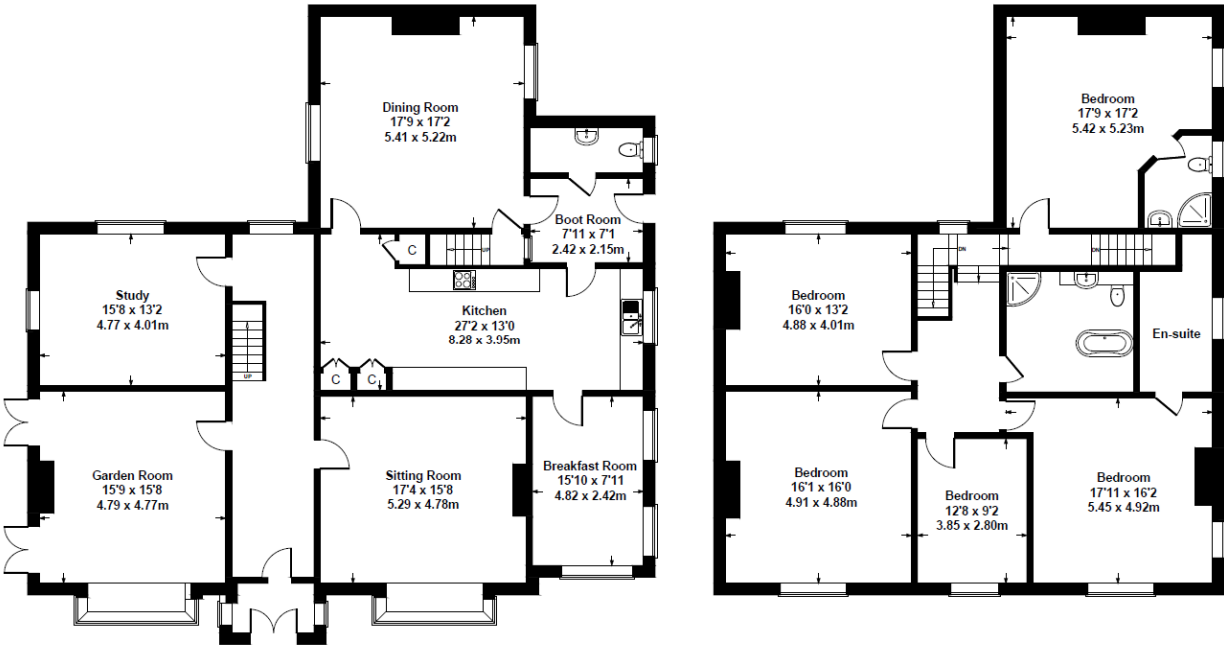
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Farmhouse, Eastfield Farm, Nunthorpe, TS7 0PB

Approximate gross internal area
322 sq m - 3466 sq ft



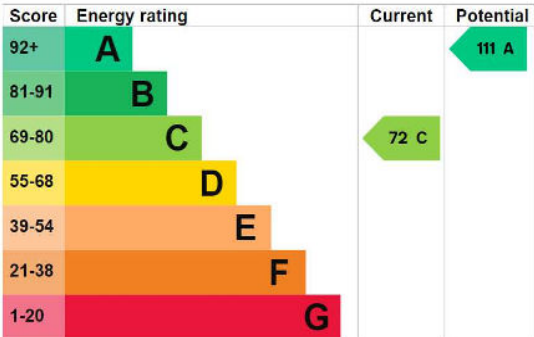
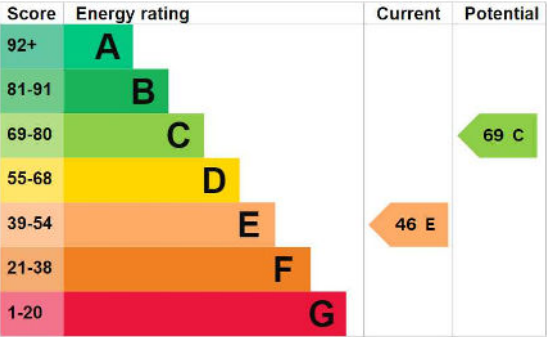
GROUND FLOOR

FIRST FLOOR

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