



# Old Rectory Farm

Scawton, Thirsk, North Yorkshire, YO7 2HG



Robin Jessop



# Old Rectory Farm

## Scawton, Thirsk, North Yorkshire, YO7 2HG – Between Thirsk and Helmsley

A Grade II Listed Detached Three Bedroomed Farmhouse Requiring Completely Refurbishing Together with a Range of Traditional Farm Buildings with a Small Paddock, In all Extending to 0.83 Acres Approximately

- Desirable Residential Smallholding
- Requiring Completely Refurbishing
- Grade II Listed Dwelling

- Traditional Farm Buildings
- Small Grass Paddock
- Attractive Village Setting

- Guide Price: £350,000
- Viewing by Appointment

### SITUATION

Rievaulx Village 2 miles, Sutton Bank 2 miles, Helmsley 5 miles, Thirsk 8 miles, Teesside 28 miles, York 29 miles (all distances are approximate).

Old Rectory Farm is attractively situated towards the southern end of the popular small rural village of Scawton within the picturesque North York Moors National Park. Scawton is a relatively short distance from the popular and thriving market towns of Thirsk and Helmsley. The property is well placed in relation to the A19, on the edge of Thirsk.

### DESCRIPTION

Old Rectory Farm comprises a residential smallholding extending to 0.83 acres approximately.

The Grade II Listed traditional three bedroomed farmhouse requires completely modernising. It is constructed of stone with a part pan tile and slate roof.

It is complemented externally by pleasant gardens, a rear yard and a range of traditional farm buildings and a small grass paddock. The whole of the property is shown edged red on the attached plan.

### ACCOMMODATION

The layout of the accommodation in the farmhouse is shown on the attached floor layout plan.

### OUTSIDE

There is a small range of traditional farm buildings which are situated immediately to the rear of the farmhouse. These comprise:-

Two traditional single storey detached stone loose boxes with asbestos roofs. A pre-fabricated detached concrete panel building with an asbestos roof. A two bay timber pole barn with lean-to's on either side with corrugated iron roofs and side cladding. There is also a small grass paddock.

### IMPORTANT NOTICE

Please note some of the farm buildings are in a semi-derelict dangerous condition. We would advise you not to enter these buildings.

### GENERAL REMARKS & STIPULATIONS

Viewings – strictly by appointment with Robin Jessop Ltd (01677 425950).

### SERVICES

**Mains water.** The approximate position of the water meter is shown marked “W” on the Plan.

**Mains electricity.**

**Drainage** is currently to a septic tank which requires replacing.

The septic tank requires replacing. A report has been produced by R A Dalton, Waste Water Specialists. They have provided an estimate of £15,000 to replace this septic tank. This report can be provided by email upon request. The approximate position of the septic tank is shown marked “ST” on the plan.

Please note that any offers made should reflect the current condition of the septic tank, the amount of old asbestos on the farm

buildings and any refurbishment works required.

### ASBESTOS

With regards to any asbestos on the holding, a detailed asbestos survey has not been carried out. Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos Act at Work Regulations 2012.

### BOUNDARIES

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

### EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and

other pipes whether mentioned in these particulars or not.

### TENURE

The property is freehold and vacant possession will be given upon completion.

### LAND REGISTRY

The property is registered with the Land Registry, Title No. NYK421061.

### COUNCIL TAX

Band F.

### FIXTURES & FITTINGS

Only those fixtures and fittings described within the brochure are included in the sale.

Please note that items of farm machinery in the farm buildings will be removed before completion of the sale.

### 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 Robin Jessop FRICS FAAV or Mitchell Corney BSc (Hons) MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

### IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest, to make sure you are kept informed with regard to the progress of the sale.

### HEALTH & SAFETY

As this property was formerly a working farm, we therefore ask that you are vigilant when viewing this property and do not climb on any structures or buildings. We would advise you not to be accompanied by children.

Prospective Purchaser(s) should be aware that in the event that they are successful, they will be required to provide us with documents in accordance with Money Laundering Regulations. One being photographic ID, that is to say a driving licence / passport and the other being a utility bill or statement showing your current address. This will need to be provided personally in our office where we can take copies of both this and proof of funds which we will also require to comply with Money Laundering Regulations.

### USEFUL ADDRESSES

#### LOCAL AUTHORITY

The North York Moors National Park, The Old Vicarage, Bondgate, Helmsley, YO62 5BP.  
Tel : 01439 772700.

#### VENDORS' SOLICITORS

Harrowells, Market Place, Easingwold, YO61 3AB. Tel : 01347 821234  
Acting Solicitor : Mr Philip Nelson  
Email : [philip.nelson@harrowells.co.uk](mailto:philip.nelson@harrowells.co.uk)

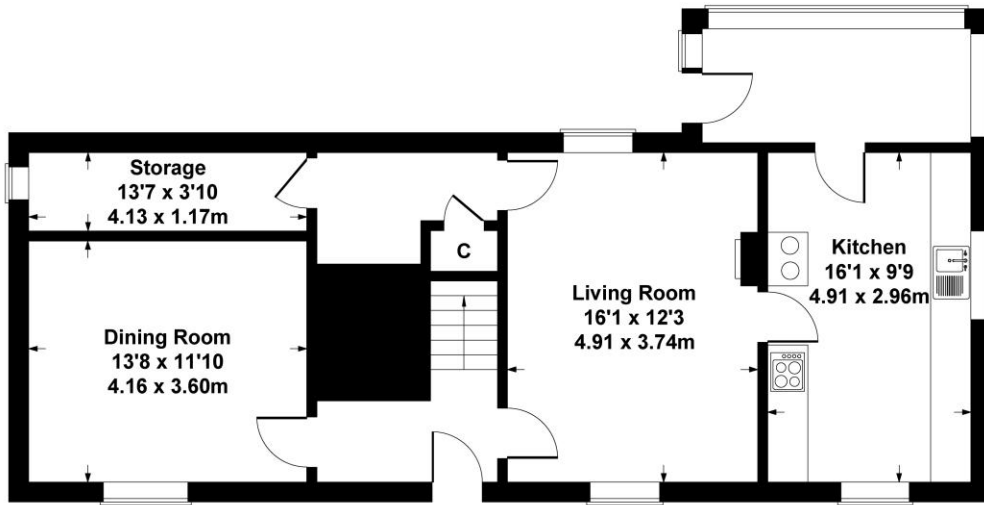
#### RA DALTON, WASTE WATER SPECIALISTS

Burtreeford, Bishop Auckland, Co Durham, DL13 1DB  
Tel : 01388 537030

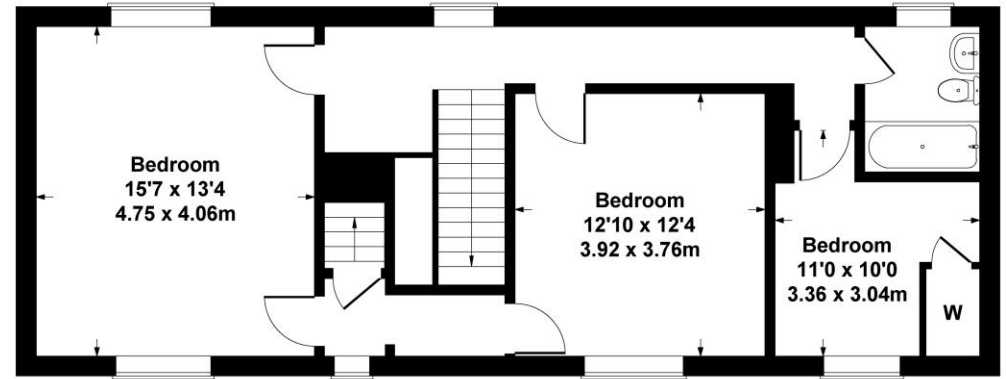


# Old Rectory Farm, Scawton, Thirsk, Y07 2HG

Approximate gross internal area  
146 sq m - 1572 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.

Produced by Potterplans Ltd. 2025









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