

Mark Stephenson's

ESTATE & LETTING AGENTS



Sunnybank Farm Acklam, Malton, YO17 9RG

£1,200,000

- Extensive stone built detached village home
- Range of stables, barns and menage/arena
- Full vehicular access from the rear
- Separate luxury holiday cottage/annexe
- Fields extending to 17.2 acres
- Standing in all in just over 18 acres
- Excellent full equestrian facilities
- In the heart of open country
- Both properties extremely well appointed

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Sunnybank Farm , Acklam YO17 9RG

A beautiful period village house with a holiday cottage, outbuildings and excellent equestrian facilities, set in around 18 acres of land. Situated in the beautiful rural village of Acklam, nestled on the lower slopes of the Yorkshire Wolds, the property offers fantastic equestrian facilities and is set in around 18 acres of land, with a quality range of nine stables, several agricultural barns and an outdoor ménage. The property also benefits from a recently converted holiday cottage, ideal for those looking for a business opportunity or space for dependent relatives or long term guests. The land also has access to the rear via a driveway as you enter the village.



Council Tax Band: E



General information

Impressive extended five bedroom period farmhouse Stylish open plan kitchen living area Self-contained one bedroom annexe/holiday cottage, nine stables, feed & rug room, washroom and solarium as well as tack room Large barn and further outbuildings Horse walker and flood lit 40 x 30 arena, 17.2 acres of well managed paddocks whilst the whole extends to just over 18 acres.

This superb stone built village house has been significantly extended and undergone a recent programme of refurbishment creating a versatile home, with flexible accommodation, finished to a very high standard.

Situated in the beautiful rural village of Acklam, nestled on the lower slopes of the Yorkshire Wolds, the property offers fantastic equestrian facilities and is set in around 18 acres of land, with a quality stable yard, several agricultural barns and an outdoor ménage. The property also benefits from a recently converted holiday cottage, ideal for those looking for a business opportunity or space for dependent relatives or long term guests. The land also has access to the rear via a driveway as you enter the village.

Whilst Sunnybank Farm retains much of its original character, very little has been left untouched; the current owners having recently added a two story extension and refurbished the property to provide a deceptively spacious and beautifully presented family home, with a room for every occasion. Part of this project involved a substantial rear extension which created a wonderful space adjacent to the kitchen/dining room with bi-fold doors opening onto the rear patio. The project also included the transformation of an old stable block into a luxury holiday cottage which currently has bookings well into 2025. In addition renovation work has been carried out on the properties external elements which include extending the exceptional equestrian facilities.

Overall, the property extends to an impressive 4080 sq ft, every room has been designed to suit modern family living the kitchen being one of the real highlights; a room for all occasions with a quality fitted kitchen and sizeable island ideal for day to day living.

The property benefits from five bedrooms, three with en suite bathrooms, an impressive dressing room to the Master Bedroom, generous sitting room, dining room, boot room, utility room, open plan kitchen/dining/living area, and house bathroom.

The holiday cottage has been beautifully appointed and comprises of a large, bright living/dining room with vaulted beamed ceiling, traditionally designed modern kitchen, double bedroom and contemporary bathroom, all with underfloor heating and finished off with a hot tub just across the patio garden.

The gardens are terraced and predominantly laid to lawn and the land extends to around 18 acres divided into several grass paddocks accessed via a single track. At the end of the garden, with separate vehicular access, there are two agricultural barns, one with four bays ideal for vehicles, the other perfect for storage, a purpose built stable yard incorporating tack room, feed room, wash box, solarium and store. There is also a flood lit 40 x 30 arena and horse walker completing what is a fine package for those with equestrian interests.

Location

Situated on the western edge of the Yorkshire Wolds with outstanding far reaching views over the Vale of York from the paddocks. The rural situation, accessibility to local villages and York make this an ideal prospect for those seeking a lifestyle property with high amenity value.

The farm lies approximately seven miles from the market town of Malton and just over seven miles from Stamford Bridge and 15 miles from the City of York. The property is on the edge of the Yorkshire Wolds, close to the Howardian Hills Area of Outstanding Natural Beauty, under 11 miles from Castle Howard and only 30 miles from Scarborough on the East Coast.

Norton (6.7 miles) is a town separated by a bridge over the River Derwent from Malton. Norton has independent shops, an award winning butchers, a small supermarket, pubs, church, library, a fitness centre, swimming pool, Malton and Norton Golf club, primary school (Ofsted Good 2022) and Norton College (Ofsted Good 2023). The old Roman garrison town of Malton (6.9 miles) is now the artisan food capital of North Yorkshire with its award-winning monthly food and farmers markets, as well as a weekly market, and annual Food Lovers' Festival backed by excellent local shops. There are supermarkets, two breweries, restaurants, the Talbot Hotel, cookery school, tearooms, a cinema, theatre and Castle Gardens with five acres of park.

There is a station at Malton with quick and regular trains to York, which has connections to London Kings Cross on the fast East Coast mainline. The Transpennine trains from Malton originate in Scarborough and after York, go on to Leeds, Manchester and Liverpool. York is the nearest city, about 5miles along the A64 or A166 which leads on to the A1(M).

Stamford Bridge offers a wide range of amenities, including a doctor's surgery, veterinary clinic, local supermarket, post office, café, hairdressers, public house and well regarded primary school.

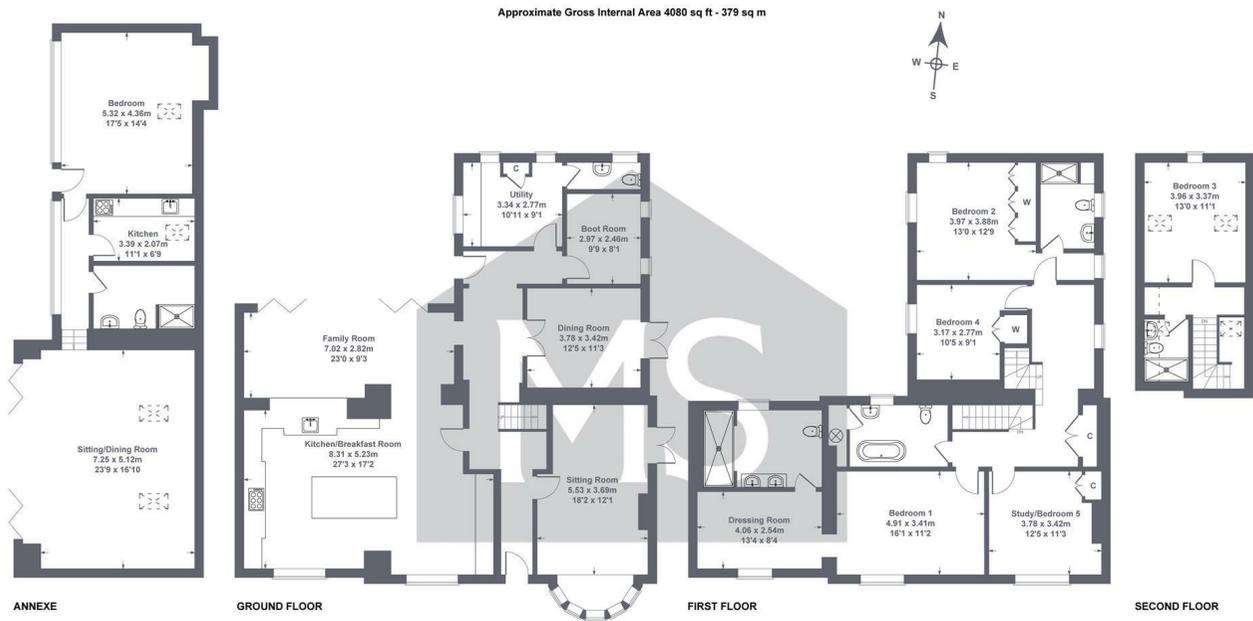
Please note all distances and travel times are approximate.

Acreage: 18 Acres

EPC main house D

EPC annexe D

Council tax E



Directions

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	