

BECKSIDE FARM
EGTON BRIDGE, NORTH YORK MOORS NATIONAL PARK

Cundalls





BECKSIDE FARM

EGTON BRIDGE

WHITBY

NORTH YORKSHIRE, YO21 1XF

Egton 1.5 miles, Whitby 7 miles, Pickering 18 miles, York 40 miles (All distances approximates)

An idyllically situated compact smallholding or equestrian property, comprising a characterful period farmhouse, range of traditional building and set in 5.3 acres of land and grounds.

- Grade II listed farmhouse providing over 2,000 square feet of accommodation.
- Utility with cloakroom – ground floor Shower Room - Farmhouse Kitchen – Dining Room - Sitting Room - Cellar
- To the first floor are three bedrooms and bathroom and to the second floor are two further rooms.
- Set within land and grounds amounting to 5.3 acres with an attractive River Esk frontage.
- Range of traditional buildings providing floor space of approx. 2,500 square feet.
- Wonderful rural location with lovely far-reaching views, excellent hacking from the doorstep and within easy reach of Grosmont and Egton.

OFFERS IN THE REGION OF £550,000

DESCRIPTION

A beautifully situated residential smallholding or equestrian property set in 5 acres of land midway between the villages of Egton Bridge and Grosmont. Becksides Farm is aptly named, being nestled within the Esk Valley, situated in an elevated position. The property enjoys a sheltered position with pretty views of the Esk, which gently meanders along the southern boundary in a lovely well wooded valley.

Historically a dairy farm, Becksides Farm is set within around 5 acres of grazing land, and is well suited for any buying looking to undertake a residential smallholding or with equestrian interests. There is excellent riding from the doorstep.

Grade II listed, the farmhouse is understood to date back to the mid-19th Century and is likely Georgian in origin with well-proportioned rooms and a number of attractive period details. In need of refurbishment throughout, the house provides 2,013 square feet of accommodation. In brief; entrance hall, utility with cloak, dual aspect sitting room, farmhouse kitchen and cellar. To the first floor are three bedrooms and a house bathroom. To the top floor are a further two rooms, which would make a sizable master suite. The farmhouse has a lovely, sheltered south facing garden to its front and a sizable level of parking to the rear.

One of the main features of the property is the large range of traditional stone and pantile Grade II buildings, located to the east of the house. The buildings previously housed livestock, farm machinery and crop storage and provide a ground floor floorspace of over 2,500sq.ft.

LOCATION

The property is located in a quiet, rural position in open countryside, accessed off a private road, which leads through a parkland setting approximately 0.6 miles to the east of the Estate village of Egton Bridge.

Egton Bridge is a pretty rural village with public houses and village school and lies in the heart of the beautiful scenery of the Esk Valley within the North York Moors National Park and is an ideal centre for all manner of outdoor pursuits with excellent riding and walking. The traditional seaport of Whitby is only around 7 miles distant and is a fascinating mix of eclectic shops and high-quality restaurants. The historic City of York is around 40 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

ACCOMMODATION

ENTRANCE HALL

4.00 m(13'1") x 1.80 m(5'11")

Timber panelled front door with window light overhead. Radiator. Stairs to the First Floor. Door to cellar.

SITTING ROOM

6.70 m(22'0") x 3.20 m(10'6")

Sash windows to the front and rear set with panelled reveals and window seats. Open fire set within a basket fireplace with tiled hearth and timber mantel piece. Fireside fitted cupboard. Radiator. Television point. Telephone point. Wall light points.



REAR HALL

2.80 m(9'2") x 1.80 m(5'11")

Radiator. Stairs down to the cellar. Glazed door into utility room. Electric fuses.

LIVING DINING KITCHEN

7.00 m(23'0") x 3.50 m(11'6")

Range of base and wall units incorporating ceramic one and a half bowl sink. Electric cooker point. Plumbing for a dishwasher. Radiator. Window to the rear. Open through to the living area which is dual aspect with sash windows to the front and side. Cast iron wood burning stove set within a recess with shelving. Radiator. Television point.



UTILITY/BOOT ROOM

3.00 m(9'10") x 2.60 m(8'6")

Fitted base units incorporating stainless steel single sink unit with mixer tap. Automatic washing machine point. Window to the side. Oil fired floor standing boiler. Door out to the rear. Cloakroom with flush WC and extractor fan.

FIRST FLOOR

LANDING

5.38 m(17'8") x 1.90 m(6'3")

Sash window to the front with panelled reveals and window seat. Radiator. Walk in linen cupboard with hanging and shelving.

BEDROOM ONE

3.27 m(10'9") x 3.11 m(10'2")

Sash window to the front with panelled reveals and window seat. Radiator. Fitted alcove with shelving. Panelled ceiling.



BEDROOM TWO

3.10 m(10'2") x 3.00 m(9'10")

Sash window to the front with window seat. Radiator. Fitted alcove with shelving. Panelled ceiling.

BEDROOM THREE

3.44 m(11'3") x 3.10 m(10'2")

Radiator. Sash window with window seat to the rear. Telephone point.



BATHROOM

3.40 m(11'2") x 3.25 m(10'8")

Bath with tiled surround and Mira shower overhead. Pedestal wash hand basin. Low flush WC. Radiator. Airing cupboard housing hot water cylinder and with slatted shelving. Sash window with window seat to the rear.



SECOND FLOOR

BEDROOM FOUR

6.60 m(21'8") x 5.00 m(16'5")

Sash window to the side. Radiator. Exposed beams.

BEDROOM FIVE

6.60 m(21'8") x 2.90 m(9'6")

Sash window to the side. Radiator. Exposed beams.

GARDEN & GROUNDS

Beckside Farm is idyllically situated in an elevated position and commands a fine view with a south facing aspect across the gardens and towards the river at the bottom of the valley. To the rear of the property is a large yard area with parking for several vehicles. To the front are formal gardens with patio area and large lawned garden with herbaceous borders.

ADJOINING OUTHOUSE

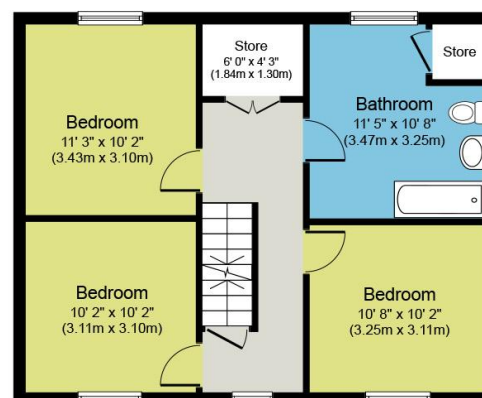
4.14 m(13'7") x 3.80 m(12'6")

Attached to the east of the house. Stone flagged floor. Yorkshire sliding sash window to the front. Electric light and power.

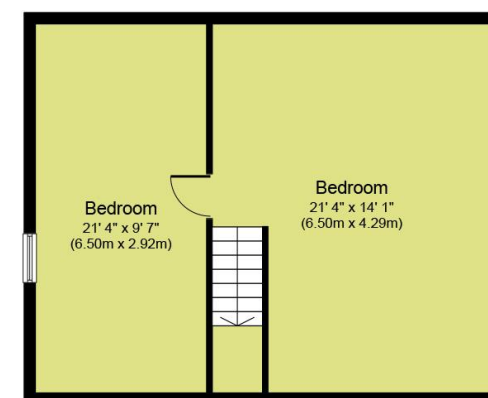




Ground Floor
Approximate Floor Area
829 sq. ft.
(77.0 sq. m.)



First Floor
Approximate Floor Area
592 sq. ft.
(55.0 sq. m.)



Second Floor
Approximate Floor Area
592 sq. ft.
(55.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BUILDINGS

To the east of the farmhouse are a substantial range of traditional stone and pantile buildings. Previously used for housing livestock and horses and hay and feed storage the buildings offer a practical arrangement of over 2,500 square feet of space which, although in need of some remedial work, could be utilised for any number of purposes.

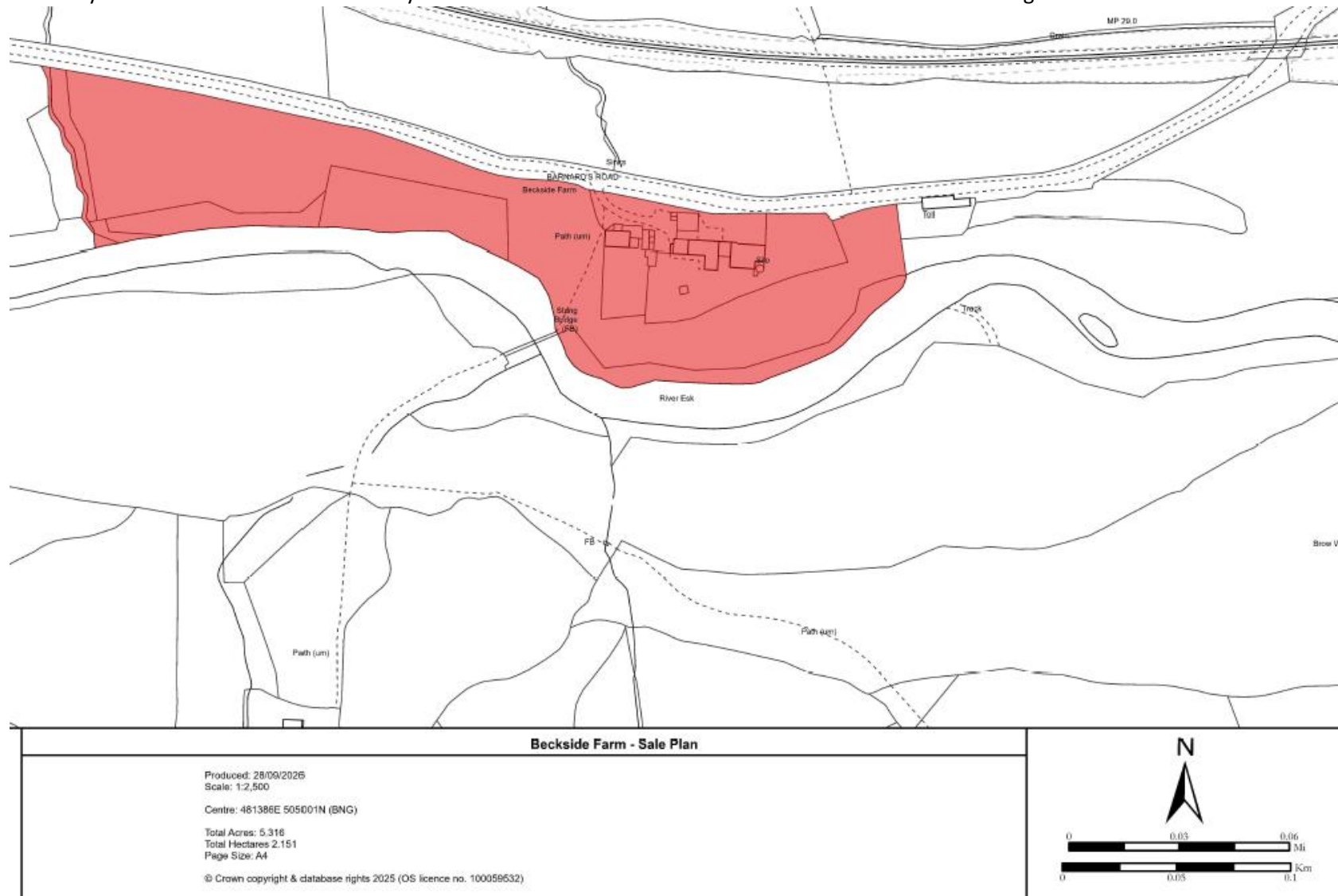


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LAND

In all the property is situated within 5.3 acres, of which approx. 5 acres comprises grazing land. The land extends out to both sides of the house and down to the River Esk which forms the boundary to the south. The land is securely stock fenced with a combination of fence work and mature hedgerows and benefits from several access points in.



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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A footpath crosses the land, and a bridleway crosses over the far eastern boundary.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting and timber rights are in hand and included in the sale. Fishing and Mineral rights will be excluded from the sale.

GENERAL INFORMATION

Services:	Mains electric and water supply. Septic tank drainage.
Council Tax:	Band E.
Planning:	North York Moors National Park planning Tel: 01439 772 700
Tenure:	The property is Freehold, and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering: 01751 472 766.
EPC:	E41.
Please Note:	The new owner will require written consent/approval from the vendor on any future planning, alterations, extensions and new buildings. This will not be unreasonably withheld. A covenant is in place prohibiting development of all but one barn into a single residential dwelling (holiday cottage use would be prohibited).
Access:	The Property benefits from a right of way for residential and agricultural purposes along Barnards Toll Road. Becksides Farm will contribute 35% to the upkeep of the road.

ADDITIONAL INFORMATION

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

