



- Exceptional 18<sup>th</sup> Century Yorkshire Wolds Farmstead
- Attractive Farmhouse with Flexibility to Provide Multi-Generational Living
- Set in Approx. 3 Acres of Grounds comprising Woodland, Meadow, Kitchen Gardens, Pond & Formal Gardens
  - Good Range of Outbuildings inc Courtyard with Barns, Stable, Workshop, Office with Potential (STPC)
  - Formerly Run as a Holiday Letting Business
- Idyllic Rural Location Surrounded by Farmland and Close to Filey Bay

REF AR7258

## GENERAL AND SITUATION

Approximate Distances:

Filey 3 miles • Bridlington & Scarborough 9 miles • Malton 25 miles  
Whitby 32 miles • York 40miles

An impressive 18th Century farmstead with a useful range of outbuildings set in approx. three acres of attractive gardens and grounds, in a rural but accessible location between the Yorkshire Wolds, North York Moors and the North Yorkshire Coastline.

The farmhouse accommodation has three generous bedrooms and two loft rooms plus a three bedroom cottage, which could be integrated into the main house to enable use as a large six bedroom family home, provide independent multi-generational living accommodation, or be utilised for an income.

The property is set on an approx. three acre plot that includes woodland, a pond, kitchen garden, courtyard, meadow and formal gardens. The substantial range of outbuildings include workshops, store rooms, garaging, stable and open-fronted barn. Most are situated around a pretty courtyard which could be developed subject to gaining the necessary consents. There are also three glamping cabins and two self-catering studios which were formerly used as a holiday let business. The owners are now retired but this could be run as a lifestyle business if desired.

The property is located in open countryside on the edge of the well serviced village of Hunmanby, within striking distance of the Heritage Coastline. The village provides a good range of amenities including shops, cafes, pubs, church and primary school. The Yorkshire Wolds Trail passes nearby and enjoys excellent views, whilst the town of Filey and the larger Victorian seaside town of Scarborough have a full range of facilities and amenities, including railway access to the East Coast Mainline.

## THE FARMHOUSE

A period three bedroom farmhouse dating back to c.1789, benefitting from double glazing and LPG heating / Biomass Boiler (wood pellets) The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes

The **Entrance Hall** has stairs rising to the **First Floor**, an understairs storage cupboard, a cloaks cupboard and a **Cloakroom** with WC and wash hand basin. Off to the right, the **Lounge** has a lovely focal fireplace with fitted cupboards to either side of the chimney breast. Double doors lead to a **Conservatory** which looks out across the lawned gardens to the front of the house.

To the left of the **Entrance Hall** is the **Sitting Room** which has a cosy multi-fuel burner, set into a brick fireplace with tiled hearth and surround.

The rear section of the property is the true hub of the home having a spacious **Kitchen Dining Room** which has a range of free-standing units with central island (negotiable) and exposed ceiling beams. There is a butler sink with mixer tap, LPG Rangemaster Cooker and space for a large free-standing fridge freezer. A door leads to outside, and a door leads to the **Utility Room** which has space and plumbing for appliances, and an access door to the adjoining cottage.





To the **First Floor** the **Landing** has a built-in **Linen Cupboard** and gives access to **Two Double Bedrooms** to the front of the house with feature fireplaces and fitted cupboards, a **Family Bathroom** with part panelling, tiled flooring and a free-standing roll top bath, shower cubicle, WC and wash hand basin.

The **Main Bedroom** has an **Ensuite** which is fully tiled and has a large shower, wash hand basin and WC. From the Bedroom, stairs lead up to the **Second Floor**, which has **Two Further Rooms** with **Storage Cupboards** and skylight windows, suitable for use as **Occasional Bedrooms**.

### DALE FARM COTTAGE

Connected by a lockable door to the main farmhouse, this pretty stone cottage was converted from the original farm hand's cottage. It could easily be integrated into the accommodation of the main farmhouse if more space was required, or could provide multi-generational living. The accommodation in brief for each is as follows, please refer to the floor plans for approximate room sizes

An **Entrance Hallway** gives access to a **Shower** and **Laundry Room**, as well as an entrance doorway into the **Cottage Dining Room** which has a fireplace and exposed beams. The **Conservatory** has doors out to the private **Patio Garden**, whilst the **Lounge** has a logburner set on a tiled hearth. The **Kitchen** has fitted units and an integrated electric oven and hob, 1½ bowl sink and tiled worktops. A doorway leads back to the main farmhouse.

From the rear **Hall** stairs rise to the **First Floor** where there are **Two Bedrooms**, both of which have feature fireplaces, one having an **Ensuite** with shower, WC and wash hand basin. There is also a **Family Bathroom** with bath with shower off taps, WC and wash hand basin with storage below. To the **Second Floor** the **Main Bedroom** has eaves storage and an **Ensuite** with shower cubicle, WC and wash hand basin. Nb there are some sloping ceilings to the second floor.

### OUTSIDE, OUTBUILDINGS & LAND

A shared driveway from the road, leads into a private driveway up to the property that sweeps around the front of the farmhouse and leads to ample vehicle parking. Attached to the farmhouse there are **Two Garages**, brick built, with up and over doors.

There are lovely mature gardens with a wide range of mature trees and shrubs, pond and meadow, along with a **Kitchen Garden** with vegetable beds and greenhouses.

### Three Glamping Pods

**External Boiler Room / Laundry Room** which houses both the main biomass boiler and a back-up LPG boiler, with a utility area with a washing machine and space for tumble dryer.

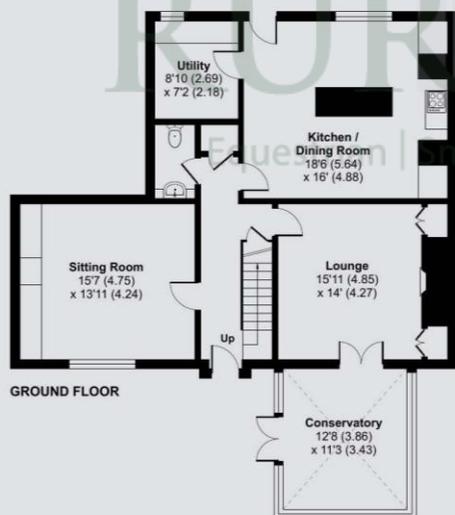
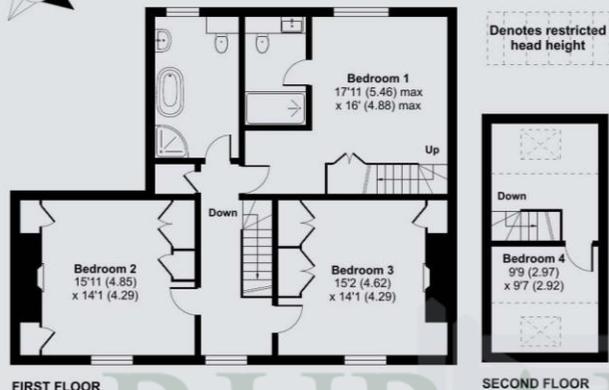
Set within a Courtyard there a number of brick outbuildings including a **Workshop**, **Open-Fronted Barn**, various **Store Rooms** and **Former Horse Stalls**, all with potential for conversion, subject to gaining the necessary consents, plus an **Office** accessed from the courtyard by stone steps, with **Two Adjoining Self-Contained Studios**.

**IN ALL APPROX. 3 ACRES**  
**(About 1.2 Hectares)**



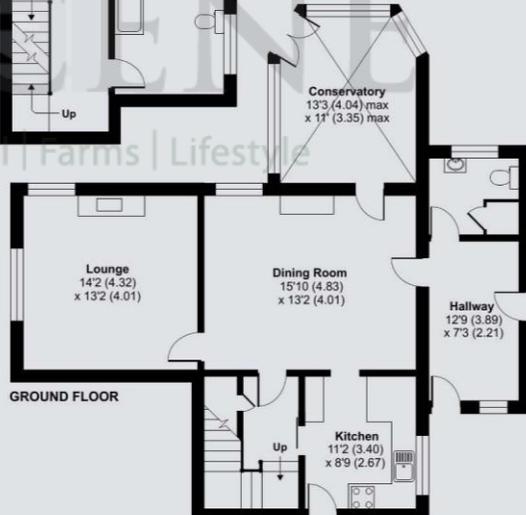
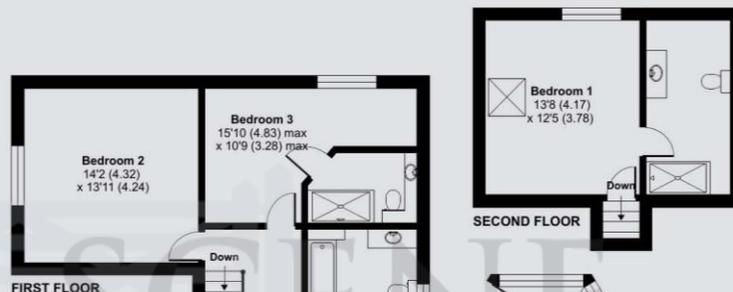
## DALE FARM HOUSE

Approximate Area = 2231 sq ft / 207 sq m  
 Limited Use Area(s) = 88 sq ft / 8 sq m  
 Total = 2319 sq ft / 215 sq m  
For identification only - Not to scale



## THE COTTAGE

Approximate Area = 1860 sq ft / 172.7 sq m  
For identification only - Not to scale



## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

SCARBOROUGH BOROUGH COUNCIL

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, LPG GAS FIRED & BIOMASS BOILER (wood pellet) CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold COUNCIL TAX E

ENERGY RATINGS Farmhouse E Cottage D

## DIRECTIONS

From the A64 roundabout take the A1039 and follow for approx. 2 miles. Take a slight right turn onto the Whitegate Hill and follow this road for approx. 2 miles. Turn right onto Hall Park Road and after approx. 3/4 mile this becomes Bartindale Road. The property will be found on the right hand-side, identified by its own signage. Please note that all the farms on the road do have the same postcode.

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# RURAL SCENE

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