



**CLIFFE FARMHOUSE, 54 HIGH STREET
SNAINTON, NORTH YORKSHIRE**

Cundalls



CLIFFE FARMHOUSE

54 HIGH STREET, SNAINTON
NORTH YORKSHIRE
YO13 9AN

Scarborough 10 miles, Malton 13 miles, York 31 miles, Leeds 57 miles (all distances approximate)

A substantial Grade II Listed Farmhouse with separate one bedroom annexe alongside an attractive range of traditional buildings which offer huge development potential and storage.

Cliffe Farmhouse: A detached 18th Century stone farmhouse with recently improved accommodation, providing approximately 2,000 square feet in total. Comprising: Sitting Room - Dining Room - Living Room – Kitchen – Utility Room - Cloakroom – Three First Floor double bedrooms – House bathroom.

Annexe: A self-contained one-bedroom annexe with independent access (requires fitting out)

Range of Buildings: Arranged in an attractive courtyard style, the buildings amount to nearly 4,000 square feet of space in total. Excellent storage and with potential for redevelopment – subject to all necessary consents or approvals. Historically the buildings have had a favourable response for redevelopment by North Yorkshire Planning Department (2020)

Grounds & Land: Set within 0.5 acres.

OFFERS IN EXCESS OF £600,000

DESCRIPTION / BACKGROUND

A substantial detached farmhouse which has had recent improvements, together with a separate annexe and a large range of traditional farm buildings, which offer huge potential for redevelopment set in a total plot of half an acre, close to the centre of the village. Pre-application advice has been sought in 2020 to Scarborough Borough Council who responded with a positive assessment that a scheme of development could be favourable (subject to all necessary consents and permissions). **“The principle of converting the agricultural buildings, workshop and stores to residential and/or commercial use and demolition of Dutch barn are considered acceptable in principle for no more than 3 units in total” – SBC Planning Department. 1st September 2020**

Cliffe Farmhouse is a handsome Grade II listed property which has recently had a number of improvements including a completely new gas fired central heating system fitted and a smart new kitchen. The house would still benefit from further improvement, but offers a sizeable amount of versatile space which could be adapted to suit any number of purchasers. Buildings adjoin the main house and there is scope to extend the current accommodation into the buildings if permitted. The electric is supplemented by solar PV panels which provide a welcome RHI which currently more than covers the electricity costs for running the house

In all the house amounts to nearly 2,000 square feet and comprises the following: entrance hallway with living room at the side where there are patio doors leading out onto the south facing terrace to the front. Large sitting room with inglenook fireplace housing a wood burning stove and an adjoining dining room. Newly fitted breakfast kitchen, separate utility room and cloakroom.

To the first floor are three very generous double bedrooms and the house bathroom. There is a large landing and scope to reconfigure the first floor to create further bedrooms if required.

To the side is a one-bedroom annexe, which is currently mid-way through refurbishment. Formally a cow byre, the annexe is ideal for a dependant or additional accommodation and could offer some income potential. The redevelopment of the annexe echoes the lines of the original buildings and forms a useful blueprint as to the sort of conversion which could suit the rest of the buildings were they to be developed.

The buildings are arranged in a courtyard style and retain much character with brick arched openings, original beams and are generally in reasonable condition. In total the buildings provide floor space of approximately 4,000 square feet. There is access in from the roadside through large timber gates and once within the courtyard the site is both sheltered and remarkably private. The property is set within 0.5 acres in total with a large agricultural building set within the southern edge of the boundary, which has been granted full permission to be removed if required. The grounds are currently uncultivated but offer much opportunity to create a more formal style garden if required.

LOCATION

Snainton is a well-served village some eight miles to the east of the market town of Pickering and approximately nine miles from the seaside town of Scarborough. The village has a good range of local amenities including a primary school, recreation ground with village hall, parish church, two pubs, a doctor's surgery and both a butcher a fish and chip shop. The village is situated on the A170 and there is excellent transport links onto the A64. Local rail services are available from both nearby Seamer station (approx. 7 miles distant) or Malton (13 mile). The historic City of York is situated 39 miles away providing a wide range of services and amenities with mainline trains available to Kings Cross, London and Edinburgh within 2 hours.

ACCOMMODATION – CLIFFE FARMHOUSE

ENTRANCE HALL

Timber panelled front door with external canopy porch. Outside lantern lights. Stairs to the first floor. Beamed ceiling. Wall light point.

LIVING ROOM

4.50 m(14'9") x 3.80 m(12'6")

Casement window to the front with recessed window seat. Radiator. Beamed ceiling. Sliding patio doors. Pair of shelved recesses with angled lights overhead.

SITTING ROOM

6.00 m(19'8") x 4.50 m(14'9")

Inglenook fireplace housing a Town & Country cast iron multi fuel stove. Dual aspect with casement windows to the north and south elevations. Radiator. Television point. Open through to:

DINING ROOM

3.30 m(10'10") x 2.40 m(7'10")

Window to the north elevation. Radiator. Original Salt cupboard set into the wall. Fitted storage cupboard housing alarm controls.

FARMHOUSE KITCHEN

5.00 m(16'5") x 3.30 m(10'10")

Range of matching base and wall units incorporating one and a half bowl stainless steel sink unit. Tiled splashbacks, fitted shelving and plate rack. Stainless steel Smeg electric range oven. Casement window to the west elevation. Newly fitted oak door leading out onto the courtyard. Tiled floor. Exposed beam. Radiator.

UTILITY ROOM

4.40 m(14'5") x 2.10 m(6'11") max

Sink unit set into fitted base unit. Automatic washing machine point. Door leading out onto the courtyard. Tiled floor. Tiled walls. Floor standing Worcester Bosch central heating boiler.

CLOAKROOM

2.20 m(7'3") x 1.00 m(3'3")

Low flush WC. Wash hand basin. Window to the western elevation.

FIRST FLOOR

LANDING

4.80 m(15'9") x 2.00 m(6'7")

Window to the south elevation. Loft inspection hatch. Wall light points.

BEDROOM ONE

5.00 m(16'5") x 3.70 m(12'2")

Dual aspect with windows to the front and the rear. Radiator. Range of fitted wardrobes. Telephone point. Wall light point. Recessed lights. Radiator.

INNER LANDING

5.00 m(16'5") x 3.00 m(9'10")

Window to the north elevation. Large walk in fitted storage cupboard. Radiator. Loft access hatch.

BEDROOM TWO

3.70 m(12'2") x 3.60 m(11'10")

Casement window. Radiator. Range of fitted bedroom furniture. Radiator.

BEDROOM THREE

4.47 m(14'8") x 3.24 m(10'8")

Casement window to the western elevation. Radiator. Range of fitted bedroom furniture. Wall light point. Radiator.

BATHROOM

3.70 m(12'2") x 3.60 m(11'10")

Sunken bath. Fully tiled walk-in shower. Low flush WC. Pedestal wash hand basin. Casement window. Column radiator with heated towel rail. Recessed ceiling lights. Panelled ceiling and walls to part.

OUTSIDE

Immediately to the front of the property is a south facing stone flagged terrace. Being south facing the terrace is remarkably sheltered and is complimented by colourful plantings, rose beds and flowers. Steps lead down to the fold yard and with buildings adjoining the house to the south there is scope to extend the current accommodation, if needed; subject to all necessary planning consents and permissions.



ACCOMMODATION – THE ANNEXE

The annexe was converted from a pair of stables around 20 years ago and provides characterful, modern open plan accommodation with wide doorways and a level arrangement of rooms, 517 ft² in total. There is a separate central heating system via a gas fired boiler and separate electrics.

LIVING DINING KITCHEN

6.50 m(21'4") x 5.00 m(16'5")

Vaulted ceiling with exposed beams. Wall mounted gas fired central heating boiler. Stone flagged floor. Fully glazed door. Windows to the front and rear. Velux roof lights. The Kitchen is partially fitted and requires further work to make it serviceable as a functioning space.

BEDROOM

3.70 m(12'2") x 3.10 m(10'2")

Casement window to the front.

POTENTIAL SHOWER ROOM

3.25 m(10'8") x 1.00 m(3'3")

Requires fitting out.



Annexe
Approximate Floor Area
517 sq. ft.
(48.0 sq. m.)

THE BUILDINGS

STABLE ONE - 5.10 m(16'9") x 4.40 m(14'5")

Timber stable door. Electric light and power. Water supply.

STABLE TWO - 4.40 m(14'5") x 3.40 m(11'2")

Arched brick surround with double doors. Electric light and power. Interconnecting doors. Concrete floor. Timber stable door.

WORKSHOP - 4.40 m(14'5") x 3.00 m(9'10")

Electric light and power. Timber stable door.

STORE THREE - 4.70 m(15'5") x 4.20 m(13'9")

Timber stable door. Overhead floor.

STABLE FOUR - 4.50 m(14'9") x 4.10 m(13'5")

Timber stable door.

BARN - 10.00 m(32'10") max x 4.60 m(15'1") max



DETACHED GRANARY

9.40 m(30'10") x 6.00 m(19'8")

Triple arched front facade. First floor with steps to the side.

The pre-application advice recognised The Granary as having particular appeal for conversion and could provide the opportunity to create a stand-alone detached dwelling within the development, with a south facing aspect to its front.



WEST FACING RANGE

STORE

4.10 m(13'5") x 4.00 m(13'1")

First Floor (unmeasured)

BARN

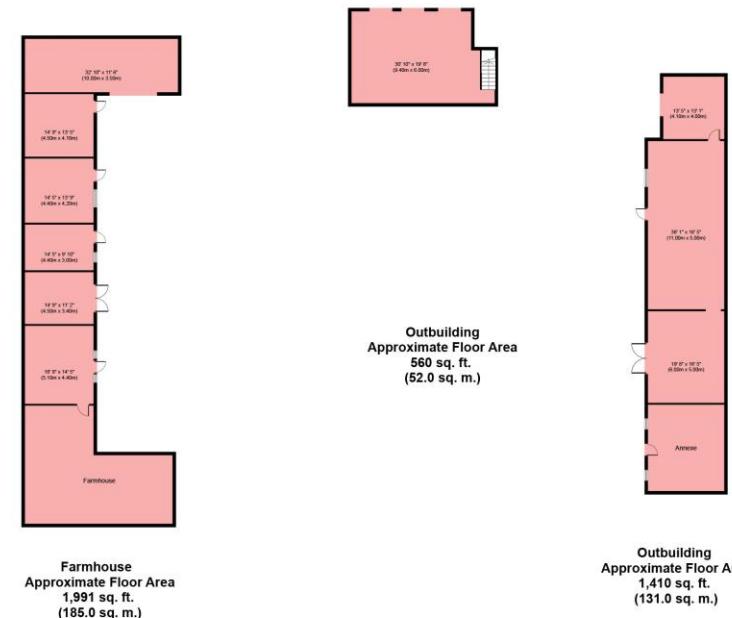
11.00 m(36'1") x 5.00 m(16'5")

Doors to the front and access to the rear.

SHED

4.00 m(13'1") x 3.60 m(11'10")

Timber door to the front.



Farmhouse
Approximate Floor Area
1,991 sq. ft.
(185.0 sq. m.)

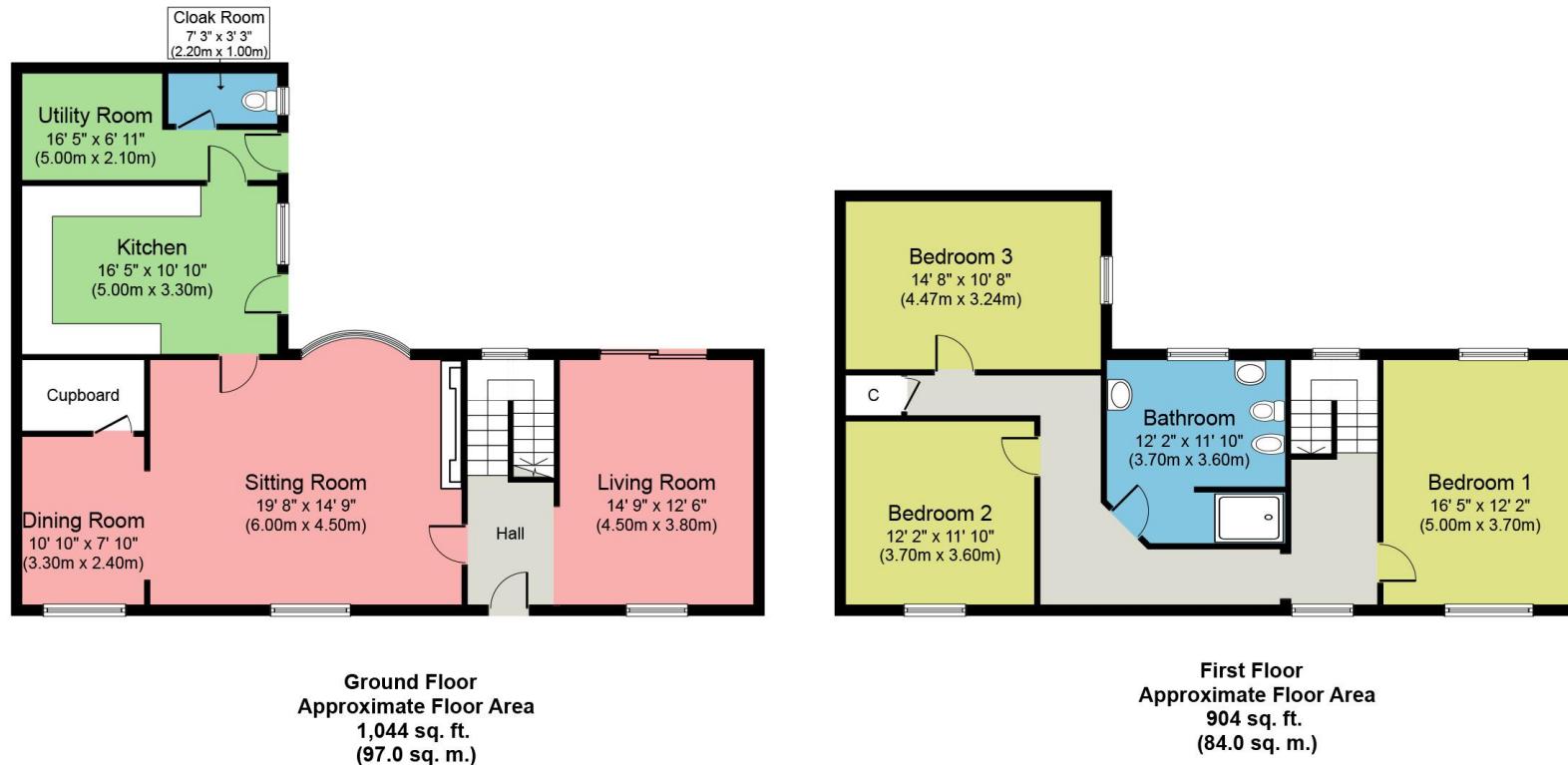
Outbuilding
Approximate Floor Area
560 sq. ft.
(52.0 sq. m.)

Outbuilding
Approximate Floor Area
1,410 sq. ft.
(131.0 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.

Copyright V360 Ltd 2020 | www.houseviz.com





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.

Copyright V360 Ltd 2020 | www.houseviz.com

C010 Printed by Ravensworth Digital 0870 112 5306

PROFESSIONALS IN PROPERTY SINCE 1860



15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk



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.

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.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766. email: judith.simpson@cundalls.co.uk.

GENERAL INFORMATION

Services: Mains electric. Mains drainage. Mains water. Mains Gas.
Solar PV Panels compliment the electric and feed into the grid. Tariff tbc.
High speed broadband available (provider dependant)
Planning: Scarborough Borough Council. The Town Hall, St Nicholas Street, Scarborough. 01723 232323

Council Tax: Band E

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 472766

Postcode: YO13 9AN

EPC: Current D57 Potential B/82

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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 in this 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.

