



**WESTFIELD FARM  
YEDINGHAM, NEAR MALTON**

**Cundalls**



# **WESTFIELD FARM YEDINGHAM MALTON, NORTH YORKSHIRE**

Pickering 8 miles, Malton 10 miles, Scarborough 14 miles, York 28 miles  
Distances Approximate

**A HIGHLY IMPRESSIVE RESIDENTIAL SMALLHOLDING CONSISTING OF A SUBSTANTIAL FOUR-BEDROOM RESIDENCE OF OVER 4,200SQ.FT, TOGETHER WITH AN EXTENSIVE RANGE OF OUTBUILDINGS, LANDSCAPED GARDENS & PADDOCKS TOTALLING 4.2 ACRES.**

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ENTRANCE HALL – SNUG – DINING HALL – SITTING ROOM – STUDY – DINING KITCHEN – BOOT ROOM – UTILITY ROOM – CLOAKROOM  
GROUND FLOOR GUEST BEDROOM SUITE WITH SHOWER ROOM & DRESSING ROOM/SIDE LOBBY  
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM – GALLERIED LANDING – TWO FURTHER DOUBLE BEDROOMS – SHOWER ROOM  
TWO LARGE STORE ROOMS WITH FURTHER POTENTIAL

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STUNNING GARDENS – EXTENSIVE PARKING – PADDOCKS – ALL-WEATHER TURNOUT AREA

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RANGE OF OUTBUILDINGS EXTENDING TO OVER 4,600SQ.FT, INCLUDING LOOSE BOXES & GENERAL-PURPOSE BUILDING/BARN

**FOR SALE BY PRIVATE TREATY  
FREEHOLD**

## **DESCRIPTION**

Westfield Farm is a highly impressive residential smallholding offering limitless potential and a huge level of versatility, all set within an overall plot of approximately 4.2 acres in a private, rural setting, yet within easy reach of nearby amenities.

Believed to date from 1850, this early Victorian farmhouse has been substantially enlarged by incorporating a range of former barns into additional living space. It has been arranged in such a way, that it would be easily possible to create a self-contained annexe or holiday let within a portion of the eastern wing (subject to usual consents). Furthermore, a range of brick-built loose boxes which adjoin the house, offer further possibilities.

The farmhouse offers exceptionally spacious living accommodation, which totals well over 4,200sq.ft and the whole property is superbly appointed throughout and benefits from uPvc double-glazing and oil-fired central heating. It features three excellent reception rooms, including a spectacular 33ft dining hall, along with a useful study, dining kitchen, boot room, utility room and guest cloakroom. Also on the ground floor is a guest bedroom suite, which also has its own independent access. The master bedroom suite is accessed via its own private staircase at the western end of the house, and two further double bedrooms and a shower room are also at first floor level, linked by a galleried landing.

Alongside its unrivalled accommodation, Westfield Farm also benefits from a substantial range of both traditional and more modern outbuildings, which extend to over 4,600sq.ft. These include a range of brick and pantile loose boxes that adjoin the house, and an extremely useful general-purpose building, which currently provides American barn style stabling and a cavernous level of storage. Depending on a purchaser's requirements, it would also make a good workshop and/or a space to store vehicles and machinery. For such a large building, it is surprisingly unobtrusive and sits alongside the driveway. Additional land to the rear presents the opportunity to create an additional point of access, should a new owner wish to run base their business from there (all usual to any relevant permissions).

The property sits within a wonderful plot of approximately 4.2 acres, which is made up of extensive gravelled parking, beautifully landscaped gardens which include both formal and informal areas, an orchard, vegetable patch and cut flower garden, an all-weather turning out area, a holding paddock, and a larger grass paddock of around 2.4 acres with timber field shelter.

## **LOCATION**

Yedingham is a well-situated village offering quick and easy access to both the A64 and A170, it benefits from a traditional village pub, church, and village hall. Westfield Farm is tucked away along Kirby Lane, adjoining open fields, across which there are open views. Additional facilities can be found in the nearby villages of Rillington and Thornton le Dale. A full range of amenities are available within the market towns of Pickering and Malton (8 and 10 miles respectively).

## **ACCOMMODATION**

### **ENTRANCE HALL**

Panelled walls. Tiled floor. Staircase to the master bedroom suite. Radiators.

### **SNUG**

5.3m (into bay) x 4.2m (17'5" x 13'9")

Cast iron wood burning stove set on a stone hearth. Four wall light points. Television point. Understairs cupboard. Bay window to the front. Radiator.



#### DINING KITCHEN

5.3m x 5.3m (17'5" x 17'5")

Range of joiner-built kitchen cabinets with granite work services, incorporating double Belfast sink, range cooker with extractor hood, pantry cupboard and housing an American style fridge freezer. Dishwasher point. Vaulted ceiling with two Velux roof lights. Tiled floor. Casement windows to either side. Stable door to the rear garden. Two radiators.



#### BOOT ROOM

3.2m x 2.8m (10'6" x 9'2")

Coving. Tiled floor. Fitted cupboard housing a pressurised hot water cylinder and oil-fired central heating boiler. Casement window to the side. Radiator.

#### GUEST CLOAKROOM

2.0m x 1.5m (6'7" x 4'11")

Low flush WC and wash basin. Coving. Tiled floor. Extractor fan. Casement window to the side. Radiator.

#### UTILITY ROOM

3.3m x 2.4m (10'10" x 7'10")

Range of kitchen cabinets. Automatic washing machine point and space for tumble dryer. Casement window to the side. Radiator.

#### DINING HALL

10.1m x 5.1m (33'2" x 16'9")

Cast iron wood burning stove set on a brick hearth. Staircase to the first floor. Beamed ceiling. Tiled floor. Four wall light points. Casement window and two sets of French doors to the front, and a further casement window to the rear. Three radiators.



#### STUDY

3.8m x 2.3m (12'6" x 7'7")

Built-in storage cabinet. Casement window to the rear. Radiator.

#### SITTING ROOM

8.2m x 4.7m (26'11" x 15'5")

Feature fireplace. Beamed ceiling. Four wall light points. Two casement windows and a set of French doors to the front. To the rear there are two arrow-slit windows and a stable door. Three radiators.

#### INNER HALL

Wall light point. Full-length casement window and door to the rear.

#### STORE ROOM

3.0m x 2.6m (9'10" x 8'6")

Casement window to the front.

#### GUEST BEDROOM (TWO)

5.4m x 4.9m (17'9" x 16'1")

Four wall light points. Television point. Two sets of full-length windows to the rear, two casement windows to the side and a half-glazed door to the front. Two radiators.



#### SIDE LOBBY / DRESSING ROOM

3.7m x 3.6m (12'2" x 11'10")

Fitted storage cupboard. Tiled floor. Door and casement window to the side. Radiator.

#### EN-SUITE SHOWER ROOM

3.7m x 2.5m (12'2" x 8'2")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the side. Heated towel rail. Radiator.

#### FIRST FLOOR

*Master Bedroom Suite (separately accessed from a staircase at the western end of the house)*

#### BEDROOM ONE

5.3m x 4.8m (max) (17'5" x 15'9")

Period fireplace. Stripped floorboards. Coving. Two casement windows to the front. Two radiators.



#### EN-SUITE SHOWER ROOM

5.3m x 2.5m (17'5" x 8'2")

White suite comprising roll-top bath, twin wash basins and low flush WC. Extractor fan. Exposed beam. Casement window to the side. Velux roof light to the rear. Heated towel rail. Radiator.

#### GALLERIED LANDING (*accessed from the main staircase in the Dining Hall*)

Velux roof lights to the front and rear. Eaves storage cupboards.

#### BEDROOM THREE

5.2m x 5.0m (17'1" x 16'5")

Free-standing roll top bath. Fitted wardrobe. Casement windows to the front and rear. Velux roof light to the rear. Radiator.



#### SHOWER ROOM

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Velux roof light to the rear. Radiator.

#### BEDROOM FOUR

5.1m x 4.0m (max) (16'9" x 13'1")

Eaves storage cupboards. Velux roof lights to the front and rear. Two radiators.

#### STORE ROOM

8.4m x 4.7m (27'7" x 15'5")

Velux roof lights to the front and rear. Two radiators.

#### GARDENS, GROUNDS & LAND

Westfield Farm stands in an overall plot of approximately 4.2 acres and enjoys views across open countryside. The property enjoys beautifully landscaped gardens, which are part-walled, and have been designed to provide year-round colour and interest, featuring extensive lawn, well-stocked shrub borders, rose arbour, paved terraces, a variety of specimen trees, ornamental pond and a timber summer house (3.6m x 3.6m). To the west of the main garden areas is an orchard with apple and plum trees, a productive vegetable patch and cut flower garden. Two timber-frame greenhouses and a potting shed are included as part of the sale.

For anyone with equestrian or smallholding interests, the property benefits from two useful paddocks and an all-weather turn-out area. The paddock land amounts to approximately 2.8 acres and includes a timber field shelter.

An extremely useful range of outbuildings form part of the property and provide a floor space of more than 4,600sq.ft.

#### LOOSE BOXES & FUEL STORES

Adjoining the house are four loose boxes and two fuel stores. One of the loose boxes has been adapted to provide an outdoor laundry room, with plumbing for a washing machine and also houses a second central heating boiler and pressurised hot water cylinder. Subject to securing any appropriate consents, these buildings could easily be adapted to provide additional accommodation, or potentially a separate annexe.

#### GENERAL-PURPOSE BUILDING / BARN

18.8m x 18.0m (61'8" x 59'1")

Steel-frame construction. Electric light and power. Concrete floor. Four large loose boxes.

## **GENERAL INFORMATION**

Services: Mains water and electricity.  
Drainage is to a private sewage treatment plant.  
Oil-fired central heating.

Council Tax: Band: G (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 8SS.

EPC Rating: Current: E54. Potential: C75.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

## **Regulatory Compliance Charge**

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.

## **Disclaimer**

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







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