



## Raskelf, York Guide Price £350,000

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A fascinating opportunity to renovate a Grade II listed former farmhouse in a remote rural location around 15 miles north of York, 4.5 miles west of Easingwold and only accessible across just over half a mile of field tracks. The farmhouse sits in around 3.1 acres and comes with over 6,500 sq ft (605 sq m) of dilapidated outbuildings.

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### Location Overview

Located in a remote location and only accessed via a right of way over 0.5 of a mile of privately owned land and 2 unadopted field tracks, Throstle Nest is situated around 2 miles from Raskelf, 4 miles off the A19, 10 miles off J48 of the A1(M) and 15 miles north of York.

### Grade II Listing

Throstle Nest was believed to have been originally built in the early 1800's and has been designated as a Grade II listed building. Prospective buyers are advised to research and consider all the pros and cons of buying a historic property before committing to view as you will need to get permission from your local authority for any alterations that you may want to carry out, including extensions, changes to the internal layout and even putting up a satellite dish.

[www.northyorks.gov.uk/planning-and-conservation/heritage-conservation-areas-and-listed-buildings](http://www.northyorks.gov.uk/planning-and-conservation/heritage-conservation-areas-and-listed-buildings)

We also strongly recommend that prospective buyers should instruct or consult surveyors and planning consultants who specialise in listed buildings prior to submitting an offer.

### Inside

An entrance hall with central staircase leads off into 3 formal reception rooms with open fires, a store room and a small kitchen with a Rayburn Royal range, original bread oven, pantry and a wc leading off.

The first floor features a quirky configuration of 4 bedrooms (accessed by 2 separate staircases) and a bathroom with a pampas coloured suite. The first floor can also be accessed by a 3rd staircase which we believe to be behind the wallpapered over door in the smaller bedroom.

It should also be noted that there is no central heating and the windows are all in a poor state of repair and in need of replacing.

### Outside

The south facing area of front garden extends to around .33 of an acre and the 6,527 sq ft (606.4 sq m) of depilated outbuildings which include a range of former cow sheds, part covered 2,516 sq ft (233.8 sq m) fold yard and a 2 storey high 1,775 sq ft (164.9 sq m) former grain store, complete with the 6 original metal silos and pump.

In total the property stands within approximately 3.10 acres which is currently overgrown.

\*\*\* PLEASE BE AWARE THAT THE OUTBUILDINGS ARE STRUCTURALLY UNSAFE AND ACCESS IS STRICTLY PROHIBITED \*\*\*

### Agents Note

Please also be aware that the farmland surrounding Throstle Nest is currently subject to a Solar Farm proposal which if approved in 2028, we understand would result in solar panels being installed beyond a 50 metre visual screening buffer in 2031. Further details of the proposal can be found on the following 2 websites [www.sedgeby-solar.co.uk](http://www.sedgeby-solar.co.uk) and [www.stopsegebysolar.org.uk](http://www.stopsegebysolar.org.uk)

### Viewings

All viewings are strictly by appointment through Stephenson's in Easingwold and all viewers are reminded that a 4x4 vehicle is recommended to cross the 2 field tracks and all of the outbuildings are unsafe and must not be entered without the estate agents being present.

### Directions

We recommend using the what3words app ([streetcar.expecting.scrum](http://streetcar.expecting.scrum)) to find this property but please note that navigation is possible via Google Maps, unfortunately the Apple Maps will take you to a number of dead ends.

Approaching the property off the A19 from York, turn left 1.4 miles north of Easingwold (signposted Helperby and Boroughbridge). Follow the single track road for a further 1.4 miles before turning right into a single track no through road (Raskelf Road) and continue for 0.4 of a mile until you reach half a dozen wheelie bins. At this point bear right onto the private field track and continue for 0.2 of a mile before bearing right at the sharp left hand bend and continue along second field track for 0.3 of mile before turning left, crossing the small bridge and continuing up the track to the farmhouse.

Please also note that this property is not accessible off Carr Lane, there is only one route in and out and that is via Raskelf Road

### Tenure

Freehold

### Services/Utilities

Electricity and water are understood to be connected and sewerage is by way of a private septic tank.

### Broadband Coverage

Up to 21\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

### EPC Rating

As a Grade II listed property, Throstle Nest is exempt.

### Council Tax

E - North Yorkshire Council

### Imagery Disclaimer

Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

### Current Planning Permissions

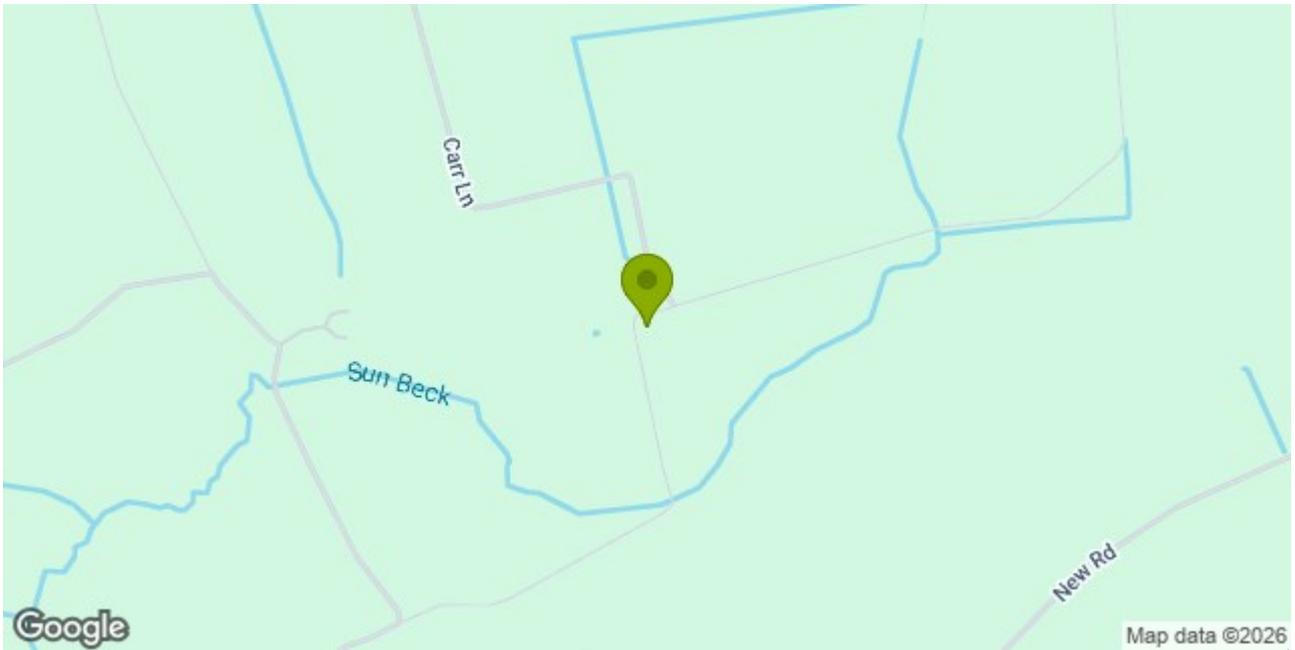
No current valid planning permissions



Raskelf, York, YO7 3NG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 8489 SQ FT / 788.64 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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