



SEATA FARM

NR AYSGARTH, WENSLEYDALE, DL8 3AS

£495,000
FREEHOLD

BEST AND FINAL OFFERS TO BE SUBMITTED BEFORE 5PM ON THE 15TH JULY 2026. A Spacious Individual Detached Bungalow enjoying a private rural location within the heart of Wensleydale within a site of around 2 acres, surrounded by open countryside. Front Porch, Inner Hall, Lounge, Kitchen/Dining Room, Study/Bedroom 4, 3 Bedrooms, Bathroom/WC, Large Detached Garage, Ample Parking, Front, Side and Rear Gardens, Grazing Land. Total site area around 2 acres, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER D60. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

SEATA FARM

- 3 BEDROOMS PLUS STUDY/BEDROOM 4 • INDIVIDUAL DETACHED BUNGALOW • PRIVATE 2 ACRE SITE • CLOSE TO AYSGARTH • AMPLE PARKING, GARDEN AND LARGE GARAGE • OIL FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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FRONT PORCH

Radiator. Double glazed windows to front. Double glazed external door to front. Glazed door to Inner Hallway.

INNER HALL

Radiator, loft hatch. Doors to Utility Room, WC, Study, Kitchen/Dining Room and Front Porch.

STUDY/BEDROOM 4

Radiator. Double glazed window to side. Door to Inner Hallway.

WC

Wc. Double glazed window to side. Door to Inner Hall.

UTILITY ROOM

Stainless steel single drainer sink unit with cupboard below, plumbing for washing machine, cupboard containing oil fired boiler, radiator, ceramic tiled floor. Double glazed window to rear. Door to Inner Hallway. Composite stable door to side.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with mixer tap, laminate work surfaces with breakfast bar, oak effect cupboards and drawers, range style cooker with electric double ovens and 5 ring calor gas hob, stainless splashback and extractor hood, plumbing for dishwasher, fridge/freezer space, ceiling halogens, ceramic tiled floor, radiator. Double glazed windows to front. Doors to Inner Hallway and Rear Hall.

LOUNGE

Coving, cast iron stove with stone hearth and oak mantle, radiator. Double glazed window to rear. Doors to Inner Hall and Rear Hall.

REAR HALL

Airing cupboard containing insulated hot water cylinder, radiator. Doors to Lounge, Kitchen/Dining Room, Bedrooms and Bathroom/WC. Double glazed sliding doors to Rear Porch.

REAR PORCH

Double glazed external double doors. Double glazed windows. Double glazed sliding doors to Rear Hall.

BEDROOM 1

Built in wardrobe with sliding mirror doors, radiator. Double glazed windows to side and rear. Door to Rear Hall.

BEDROOM 2

Built in wardrobe with sliding mirror doors, radiator. Double glazed windows to front and side. Door to Rear Hall.

BEDROOM 3

Radiator. Double glazed window to rear. Door to Rear Hall.

BATHROOM/WC

Fully tiled walls, vanity wash hand basin with white gloss cupboards below, panelled bath, separate shower cubicle, extractor fan, wc, radiator, chrome heated towel ladder, ceiling LED spotlights. Double glazed window to front. Door to Rear Hall.

OUTSIDE

Garden surrounding the property

Comprising lawn, flower beds, patio, cold water tap, lighting, electric meter box, timber garden shed, kennel, 1800 litre plastic oil tank, driveway and concrete hardstanding providing ample parking. Grazing land of around 1.5 acres surrounding the property on three sides. Total site area around 2 acres.

Large Detached Garage

23'0" x 41'7" (7.29m x 12.67m)

Power connected, borehole water supply equipment.

SERVICES

Mains electricity. Bore hole water supply (shared with the neighbouring landowner) . Septic tank drainage. Oil fired central heating.

DIRECTIONS

Directions

The property is situated just to the south of the A684 around one mile west of Aysgarth. It is approached down a short track crossing through grazing land through two metal gates and a cattle grid.

What3words

toothpick.restored.cakes

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 360241.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18769712

Particulars Prepared – June 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

Viewings – By Appointment Only

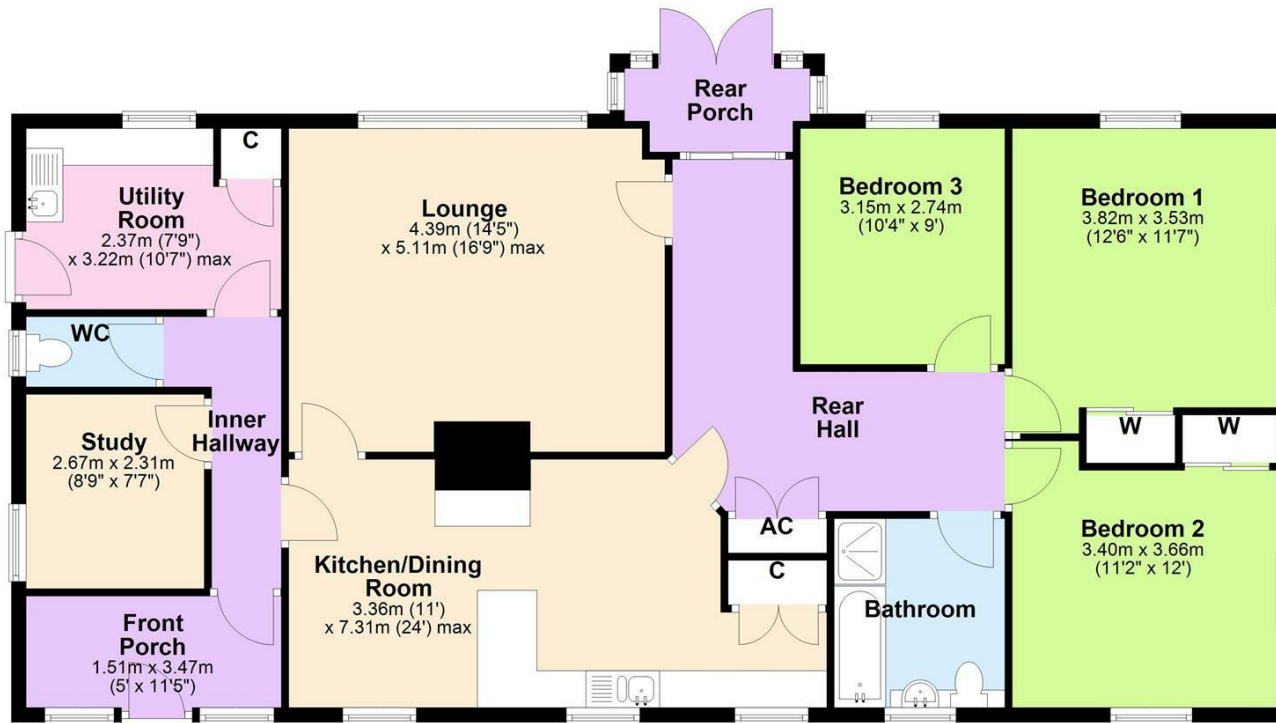
Floor Area – 1460.00 sq ft

Tenure – Freehold



Ground Floor

Approx. 135.7 sq. metres (1460.5 sq. feet)



Total area: approx. 135.7 sq. metres (1460.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN

Est. 1967