



Thiseldine Farm, Burgate, North Newbald, East Riding Of Yorkshire, YO43 4SG

SET IN ONE OF THE MOST IMPRESSIVE RURAL LOCATIONS IN THE YORKSHIRE WOLDS, THISELDINE FARM OFFERS PRIVACY, SPACE AND FAR-REACHING WEST-FACING VIEWS ACROSS ITS OWN LAND.



Reached by a private driveway of around a third of a mile, the property includes a detached four-bedroom home, useful steel-framed barns extending to approximately 7,000 sq. ft., and around 40 acres of land. Built by the current owners and offered for sale for the first time, this is a rare opportunity to enjoy country living in an exceptional setting.

AGENT'S PERSPECTIVE

It is not often that a property of this nature comes to the market.

Set within a deep valley in the Yorkshire Wolds and approached by a private driveway of around a third of a mile, Thiseldine Farm enjoys a remarkable position with outstanding west-facing views across the surrounding countryside and its own land.

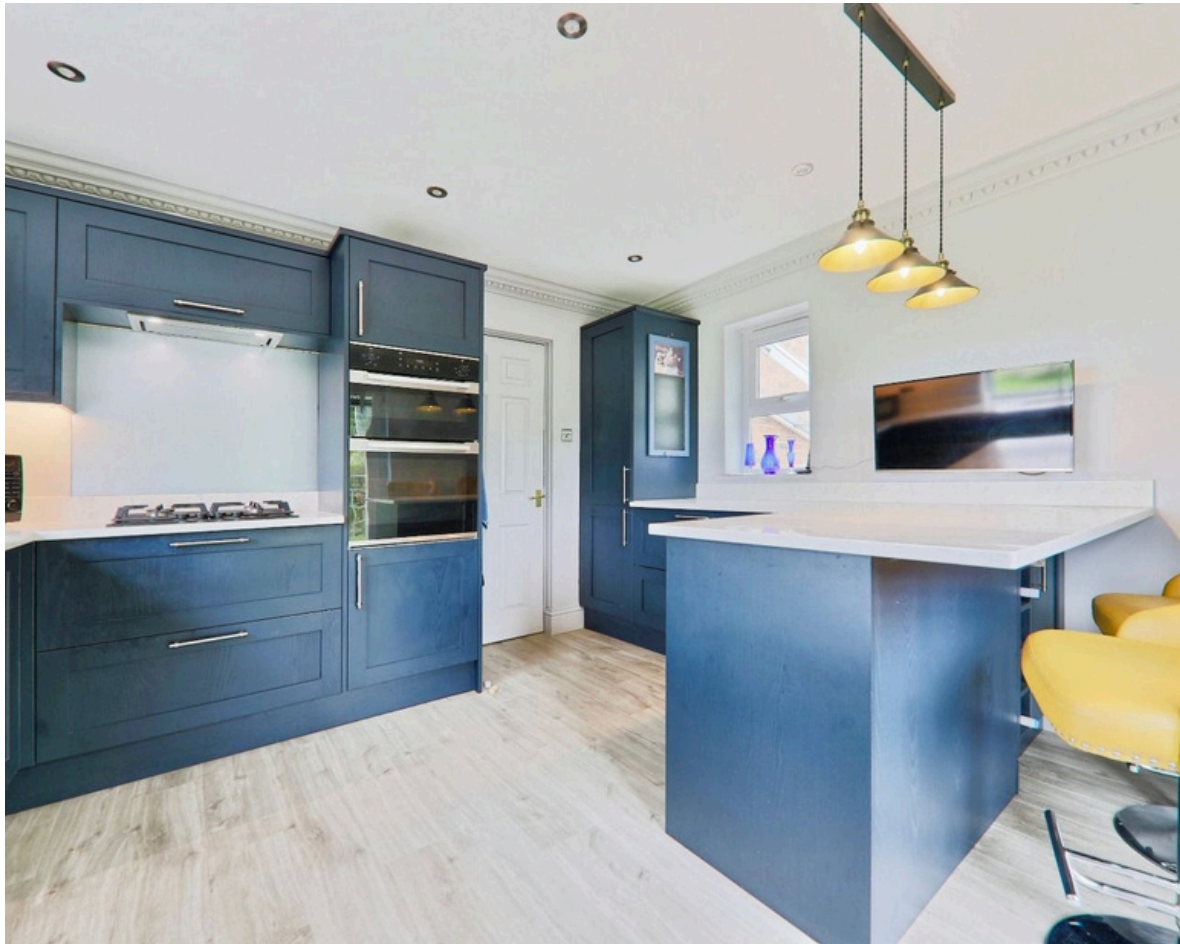
Built by the current owners in the late 20th century, this individual detached home is being offered for sale on the open market for the first time.

The house sits comfortably within approximately 40 acres and has been carefully designed to make the most of its elevated hillside position and the ever-changing views.

The accommodation extends to around 2,200 sq. ft. and is arranged over three floors. Inside, the layout is practical and well suited to modern family life.

There are four bedrooms, three bathrooms and three reception rooms, providing plenty of flexibility whether you are looking for family space, home working areas or rooms for entertaining.





The modern re-fitted kitchen sits at the heart of the home and is complemented by a separate utility room.

A substantial integral double garage adds further versatility and may offer scope for additional accommodation, subject to any necessary consents.

Outside, the property is equally impressive. The land surrounds the house and creates a wonderful sense of space and privacy. There is also a useful range of steel-framed barns, incorporating five stables, extending to approximately 7,000 sq. ft., making the property suitable for a variety of agricultural, storage or rural lifestyle uses.

Despite its peaceful setting, the property remains well connected. North Newbald is a popular village on the edge of the Yorkshire Wolds, positioned between York and Hull, with Beverley and Market Weighton both within easy reach.

The M62 is less than ten minutes away, making travel across the region straightforward.

The village itself centres around an attractive green and offers two well-regarded pubs, a church and a primary school.



There is also access to highly regarded schooling in Market Weighton and at South Hunsley, along with independent schools in Pocklington, York and Hull.

For buyers seeking land, privacy, impressive views and a genuine countryside lifestyle, Thiseldine Farm presents a rare opportunity in one of the county's most memorable settings.

AGENTS NOTE

Please note that the property is subject to an Agricultural Occupancy Restriction. Further details are available on request, and purchasers are advised to seek independent legal advice.

Tenure

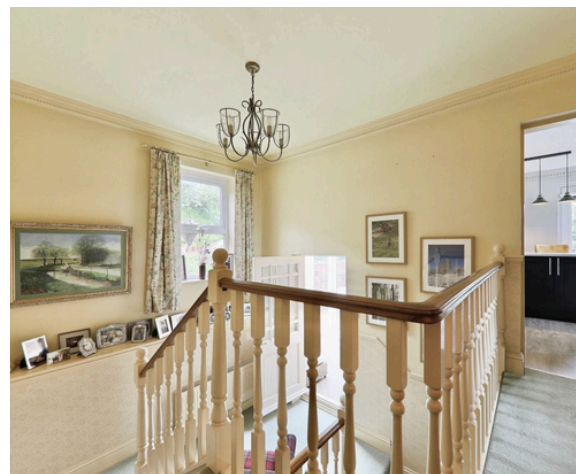
The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

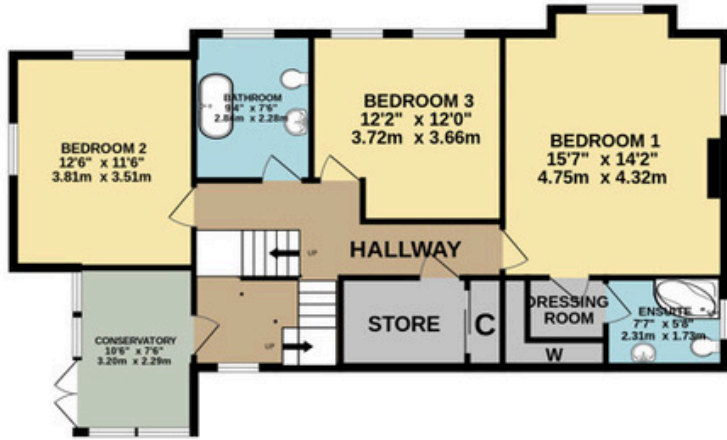
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

PLEASE NOTE - We are required under Estate Agent's Act 1979 and the Provision of Information Regulations Act 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.



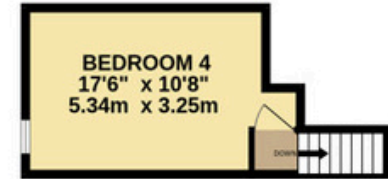
Ground Floor



First Floor



Second Floor

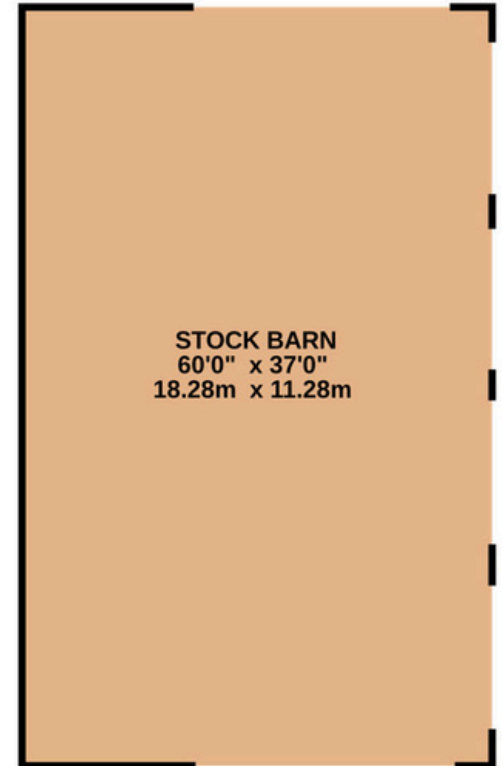
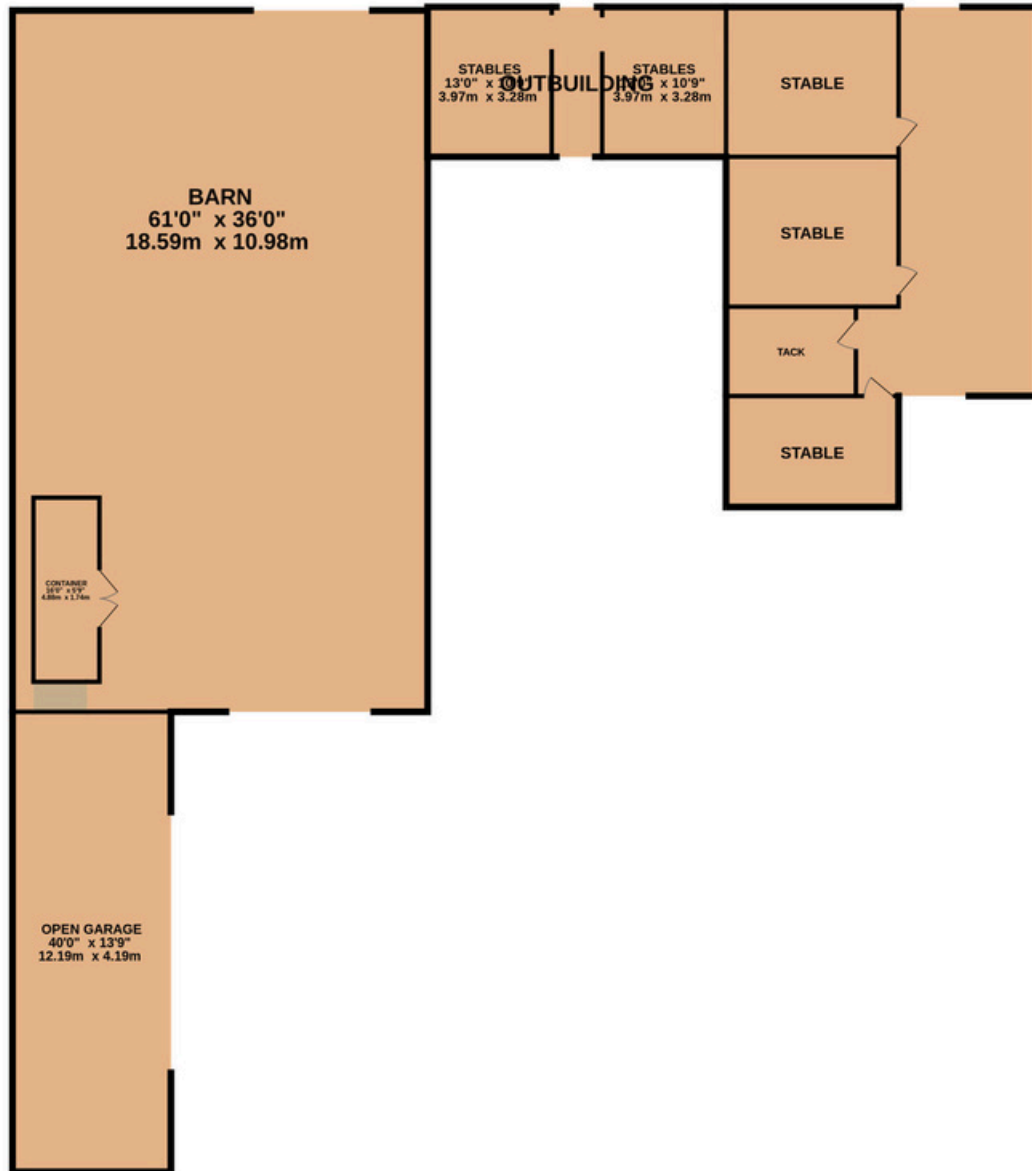


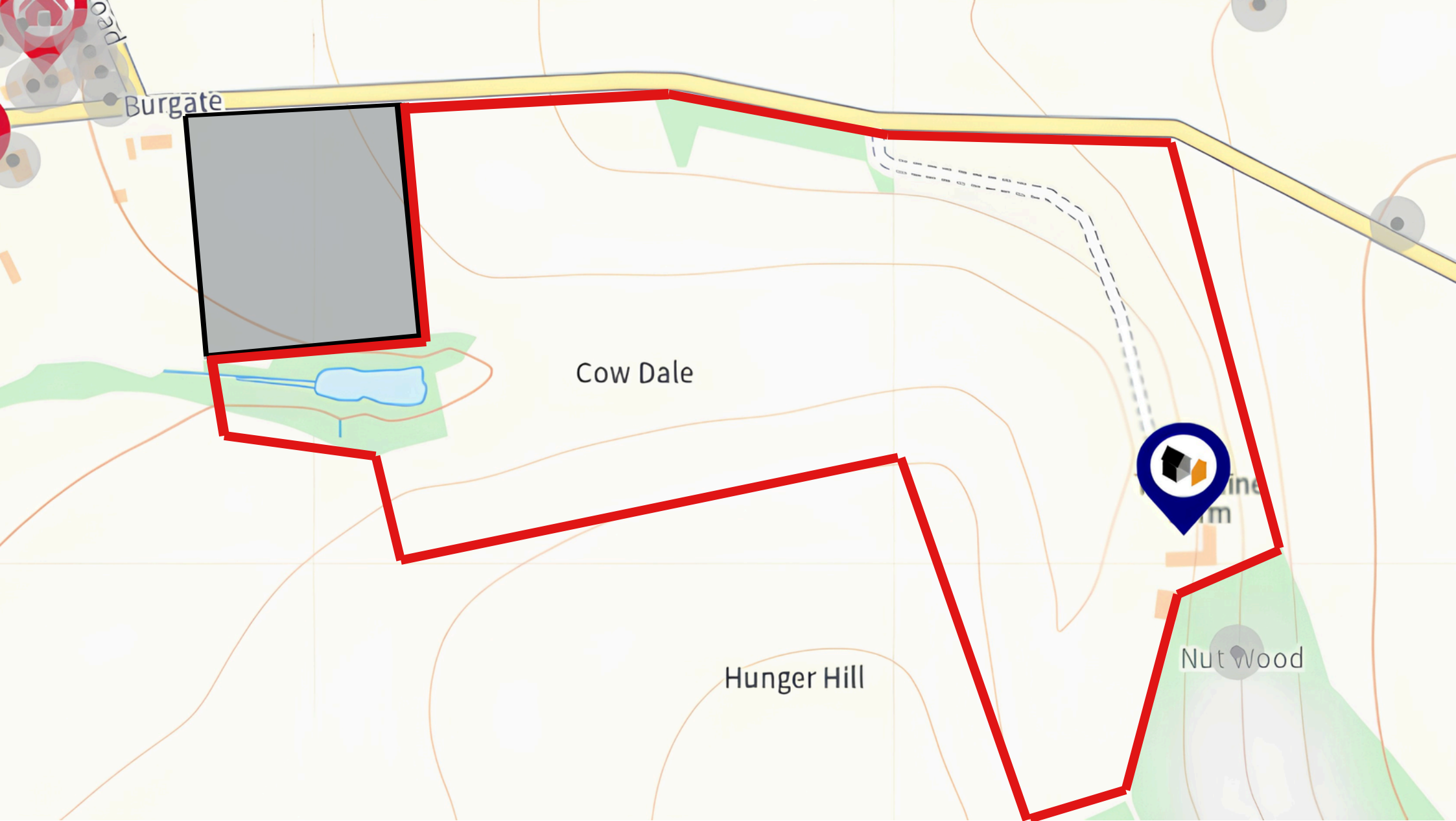
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outbuildings





Disclaimer: Site plans, boundary lines and measurements shown are for illustrative purposes only, are not to scale, and should not be relied upon as an accurate representation of the property boundaries or overall plot dimensions.



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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

