

HALL FARMHOUSE  
FIRBY, YORK, YO60 7LH





# HALL FARMHOUSE

Firby, York, YO60 7LH

Malton 6 miles | York 13 miles | Leeds Bradford Airport 47 miles

A charming five-bedroom farmhouse set in a peaceful rural location at the end of a quiet road in Firby, Kirkham. This characterful property offers generous living space and enjoys gardens to the front, rear, and side, providing a pleasant outdoor setting. The property also benefits from a double car port and a small allotment patch, perfect for keen gardeners or those who enjoy outdoor living. Surrounded by open countryside, it combines traditional appeal with practical family living in a highly desirable setting.

TO LET ON AN UNFURNISHED BASIS

£1,600  
PER CALENDAR MONTH

davis &  
bowring



## LOCATION

Hall Farmhouse is located in the small rural hamlet of Firby, just outside York, offering a peaceful countryside setting with good access to nearby villages and services. The area provides the tranquillity of open surroundings while still being within reach of local amenities and transport links.

What3Words:///towns.celebrate.entitle

## DIRECTIONS

From the A64 York–Malton road, take the turn for Kirkham Priory and follow the road down over the railway line. Before reaching the Stonetrough Pub, turn left and continue along the road. Take the next left signposted for Firby, then follow this road to its end; the farmhouse is the final property on the left.

## HALL FARMHOUSE

A character farmhouse positioned at the forefront of the farm steading, offering a blend of traditional features and modern living space. The property includes five well-proportioned bedrooms and a spacious kitchen centred around a classic Aga, creating a warm and welcoming heart to the home.

### Ground Floor:

Two reception rooms both with open fires, kitchen with traditional oil fired Aga, WC, spacious pantry and generous utility room.



### First Floor:

Four double bedrooms, one single bedroom and a dressing room/nursery. Two bathrooms one with a shower cubicle and one with a bath.

### External:

The Farmhouse benefits from a substantial and secure rear garden that extends around the side and front of the property, complemented by a log store and a storage shed to the rear. Adjacent to the house is a car port providing space for two vehicles, along with a small allotment area and a greenhouse.

The farmhouse is positioned at the entrance of a working farm. Prospective tenants should be aware that occasional noise from farm operations is to be expected, and the designated right of way must remain unobstructed at all times.

The property was originally two separate cottages, which were later combined to create a single farmhouse. As a result of this historic layout, the electricity supply is still connected through two meters, both currently serviced by Octopus Energy.



## GENERAL REMARKS

## TENURE & RENTAL

The farmhouse is offered to let on an Assured Periodic Tenancy for an initial twelve month term, long term tenants are preferred.

Rent to be paid monthly by standing order. Deposit equal to 5 weeks rent.

## RESTRICTIONS & APPLICATION

The property operates a no-smoking policy. Pets may be permitted subject to prior written agreement. All prospective tenants are required to undertake an in-person viewing before submitting an application.

## ENQUIRIES

To enquire further or to request details please contact the Letting Agents, Davis & Bowring:

T: 015242 74440

E: [lauren.strand@davis-bowring.co.uk](mailto:lauren.strand@davis-bowring.co.uk)

## VIEWINGS

Viewings are strictly by appointment only with the Letting Agents of Davis & Bowring:

Contact number: 015242 74440



IMPORTANT: Davis & Bowring, for themselves and for the lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending tenants, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the letting agent nor the lessor takes responsibility for any part of the property. Photographs obtained and particulars prepared April 2026.

[www.davis-bowring.co.uk](http://www.davis-bowring.co.uk)  
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