

RICHARDSON & SMITH

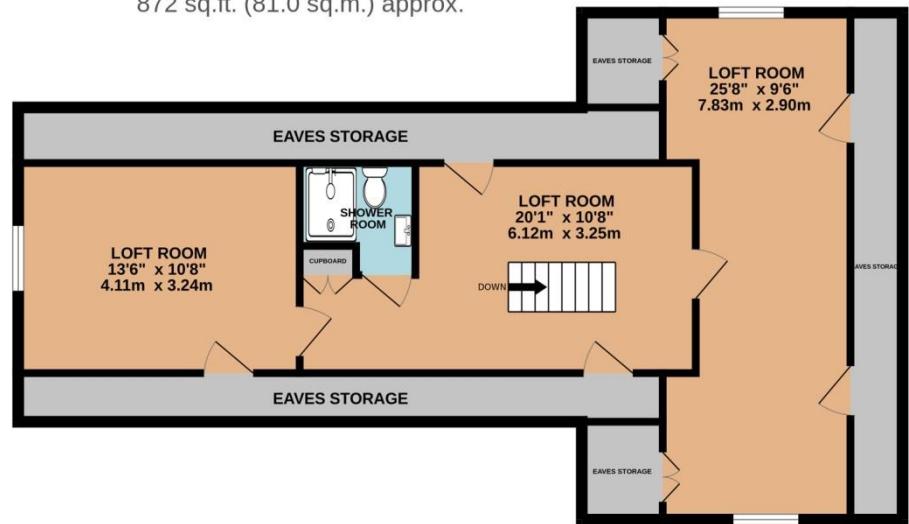
Chartered Surveyors ● *Estate Agents* ● *Auctioneers* ● *Valuers*



Thornfields Farm, High Sledgates



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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Thornfields Farm

High Sledgates, Nr Whitby, North Yorkshire

Fylingthorpe 1 miles

Whitby 7 miles
(All distances are approximate)

Scarborough 12 miles



A LARGE 3 BEDROOM DETACHED COUNTRY BUNGALOW AND SMALL HOLDING, WITH OUTBUILDINGS AND APPROXIMATELY 16 ACRES (6.5 HECTARES), SITUATED IN A DELIGHTFUL ELAVATED POSITION OVERLOOKING FYLINGTHORPE AND ROBIN HOODS BAY. THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION AND IS IN NEED OF SOME MODERNISATION, BUT WITH POTENTIAL FOR FURTHER DEVELOPMENT REPRESENTS A GREAT OPPORTUNITY TO CREATE A BEAUTIFUL FAMILY HOME FOR ANY QUALIFYING PERSON

Hallway, Lounge, Dining Room, Kitchen, Larder, Store, Conservatory. Bathroom, 3 Double Bedrooms

1st Floor: 3 Large Loft Rooms, Shower Room

Range of commercial farm buildings including: Barns, Loose bedded yards, etc

Grazing /Mowing Paddocks

Extending to approximately 15.931 Acres/6.447 Hectares

FOR SALE AS A WHOLE



RICHARDSON & SMITH
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PARTICULARS OF SALE

Built in the 1960's this stone detached family home sits in an elevated position overlooking Fylingthorpe and affords beautiful views over open countryside down to Robin Hoods Bay and the sea beyond. The farmstead sits in approximately 16 acres of pasture land with various outbuildings and sheds that have developed over time

The House

Now in need of some minor upgrading and modernization the house nevertheless offers a fantastic opportunity for the motivated buyer to create a stunning family house in a fantastic location. Currently a 3 bedroom layout there is the potential to create further bedrooms in the attic area which is part developed but would require a staircase to be installed.

The front door opens into a wide hallway, and doorways opening into all rooms but access is largely gained from the rear where a small uPVC double glazed conservatory allows access into the kitchen. The kitchen is fitted with a pine fronted suite of cabinets, with positions for a range style oven and standard oven. At the side of the room sliding doors open into two walk-in larder store cupboards. An open arch gives access to the dining area which affords views over the countryside, and across to the bay.



The lounge is also off the dining room and has 3 picture windows to the front and side which afford beautiful views over the Fylingthorpe bay area. There is a central fireplace with a multi-fuel stove and access door to the hallway.



Off the hallway there is access to a large airing cupboard, family bath and shower room and 3 double bedrooms, which look over the front and rear gardens.

The hallway also allows access to the attic rooms via a hatch and drop down ladder. The attic rooms comprise a central landing and store area, where the Worcester oil fired central heating boiler is situated as well as access hatches to the under eaves storage area. Off this central room there are two generous rooms, each having windows at the gable ends and each would be suitable to create bedrooms, subject to the creation of a proper staircase with the necessary building regulations. There is also a small shower room.



Outside

The house is approached from the rear through the farm yard, a wrought iron gate giving access to a series of small stone steps down to the rear patio area which in turn gives access to the conservatory. The rear garden has a wide range of mature shrubs and plants, with footpaths leading around to the front of the property.

The front garden is terraced and is largely set to grass with mature trees, shrubs and plants and again affords lovely views over the property and across the Fylingthorpe and Bay areas.



Farm Buildings

The farm buildings have been developed piecemeal over the years and lie to the West of the bungalow. They comprise a series of mainly concrete block and pole barns which have been recently fully utilised for equine and sheep production.



They briefly comprise:

Building	Size	Description
1	26' x 15'	Garage/Former Dairy – constructed of concrete block under a box profile roof.
2	45' x 17'	A 3-bay pole barn – with earthen floor and CI sheeted back wall and roof with adjoining pole CI sheeted lean-to which arches over :-
3	63' x 19'	Stable Block – constructed of pre-cast concrete panels under a concrete panel inner roof comprising of 4 stable boxes, all with concrete floors, together with separate concrete block store room.
4	75' x 18'	5-bay lean-to, to the 3-bay shed – constructed of pole supports under CI sheeted walls and roof with an earthen floor.

5	42' x 20'	3-bay pole barn – constructed of poles with concrete block and CI sheeted walls and roof, with adjoining...
6	33' x18'	Former poultry house,– with concrete block sleeper walls, wooden upper walls, under an RFC roof with concrete floor.
7	26' x 13'	Two adjoining stable boxes, constructed of concrete block, under an RFC roof with concrete floors.

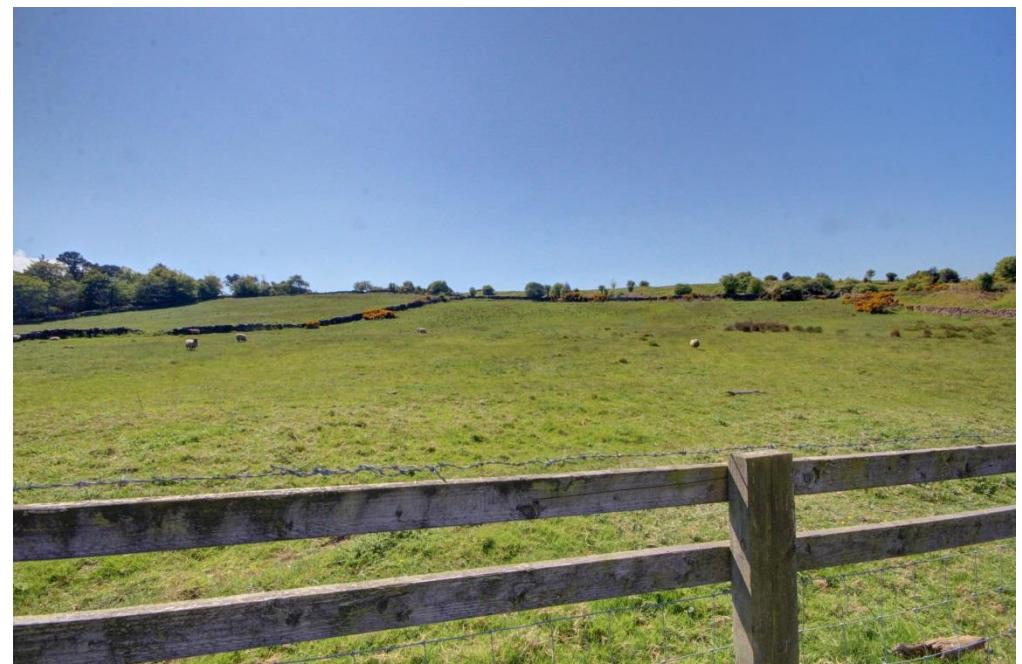
There are also 2 old, wooden railway carriages situated in the yard, now just used for general storing and in the field to the East are two further pole and CI sheeted field shelters.

The Land

The land extends to approximately 16 acres and is all within a ring fence, mainly to the South of the farmstead. It is all down to permanent pasture and slopes from the moorland wall to more level land to the East.

All boundary and field divisions are a combination of dry stone walls, together with post and wire fences which need attention in places. The Vendors will erect a new fence-line between points A & B prior to completion (see plan).

Water is supplied to troughs where necessary from the same private supply as the farmstead.



GENERAL REMARKS AND STIPULATIONS

Method of Sale: The property is offered for sale as a single lot by private treaty negotiation.

Viewing: Viewings are strictly by prior appointment through the selling agents, with no direct approach or visitors to the property. All interested parties should discuss any specific issues that may affect their interest with the agents' office prior travelling or making an appointment to view.

Directions: Travelling from Whitby towards Scarborough on the A171 road, after passing through Low Hawsker, take the left hand turn, marked Robin Hoods Bay. Continue on this road for approximately half a mile and after cresting the brow of the hill, Thornfields Farm is the first property on the right hand side, as marked by the Richardson & Smith 'For Sale' board. See boundary and location plan.

Planning and Occupation: The property was built in the late 1960's and lies within the administrative area of the North York Moors National Park. Tel: 01493 770657. It was built under planning consent NYM 6/4/2161B 14th July 1966 - 'The occupation of the dwelling house shall be limited to persons employed or last employed in agriculture, as defined in sections 221 of the Town & Country Planning Act or in forestry and the dependents of such persons'.

Tenure: We understand the property is freehold and that vacant possession will be given on completion.



Court Leet Land: The Garth immediately above the farmstead and shaded orange (see plan) is taken from the Fylingdales Court Leet. This field also contains the water collecting tank. The vendors, nor their agents can give no guarantee that this land will be made available to the purchasers of Thornfields Farm, who must make their own enquiries.

Services: The property is served by a private water supply which rises on the adjoining Moor and then feeds into a collecting tank in the garth, immediately above the house. The property further benefits from mains electricity and a private septic tank drainage system.

Council Tax: Band 'F'. North Yorkshire Council. Tel: 0300 1312131

What Three Words: should.success.custodial

Post Code: YO22 4QB

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.

