

Mark Stephenson's

ESTATE & LETTING AGENTS



Manor Farm , Aislaby YO18 8PE

£465,000

- Offered with no onward chain
- Four generous bedrooms
- Open to the rear onto fields
- Grade II listed building
- Large attic with further potential
- In all approx 1.95 acres
- Floor area over 2000 square feet
- Grass paddock approx 1.58 acres
- Will require updating and renovation

Manor Farm , Aislaby YO18 8PE

Offered with no onward chain, Manor Farm is an imposing Grade II listed farm house requiring extensive updating and renovation. Comfortably over 2000 square feet, sat in an impressive plot with multiple outbuildings and mature gardens. Downstairs, the property comprises a well-sized dining room, kitchen with utility room adjacent, spacious sitting room with a further reception room most recently used as a further bedroom with en-suite. On the first floor, there are four bedrooms with the two bedrooms to the front aspect been of a considerable size, Family bathroom, and stairs to the second floor attic offering scope for accommodation. Connecting field/paddock approx 1.58 acres. In all approx 1.95 acres.



Council Tax Band: F



Front Entrance Hall

Front entrance door, Doorway to small cellar housing electric meters and fuse board, Stairs to First floor.

Downstairs Bedroom/Sitting Room 2

Timber Sash window to the Front aspect with Window seat, Radiator, Recessed shelves, Door to;

Downstairs Shower Room

Two-Piece Suite, Walk-in Shower cubicle with Electric shower, Radiator, Window to the Rear aspect, Extractor fan.

Sitting Room

Timber Sash window to the Front aspect with Window seat, Fireplace sat in stone surround with recessed shelves to either side, Electric storage heater, Storage cupboard with shelving.

Dining Room

Timber Window to the Rear aspect, Radiator, Fireplace sat in stone surround, Recessed storage cupboard.

Kitchen

A range of wall and base units, Timber Window to the rear aspect, Sink basin, Laminate flooring, Door to;

Utility Room

Timber Window to the Rear aspect, Base units with shelving above, Laminate flooring.

Side Entrance Hall

Side entrance door with timber window to the side, Tiled flooring, Thermostat, Door to;

Wash Room

Hot & Cold water taps with sink basin below, Toilet, Tiled flooring, Timber window to the Side aspect.

Boiler Room

Gas Central Heating Boiler.

First Floor Landing

Loft hatch, Electric storage heater X2, Timber sash window to the Front aspect, Stairway to the second floor.

Bedroom 1

A more than generous double bedroom with Timber sash window to the Front aspect with window seat, Sink basin.

Bedroom 2

Another well-sized double room with Timber sash window to the Front aspect with window seat, Fireplace.

Bedroom 3

Timber window to the Rear aspect, Radiator.

Bedroom 4

Timber window to the Rear aspect.

Family Bathroom

Three-Piece Suite, Separate Shower cubicle, Timber window to the Rear aspect, Airing cupboard with shelving, Storage cupboard with shelving.

Second Floor

Stairs up to two storage rooms with windows on each gable end wall.

Outside (Front)

There are two hand gates that are accessed from the pavement of the

A170 which both have steps leading to the front elevation of the property. There is also a front garden which is to the front aspect which then wraps around to the side of the property and leads to the rear of the disused outbuildings.

Outside (Rear)

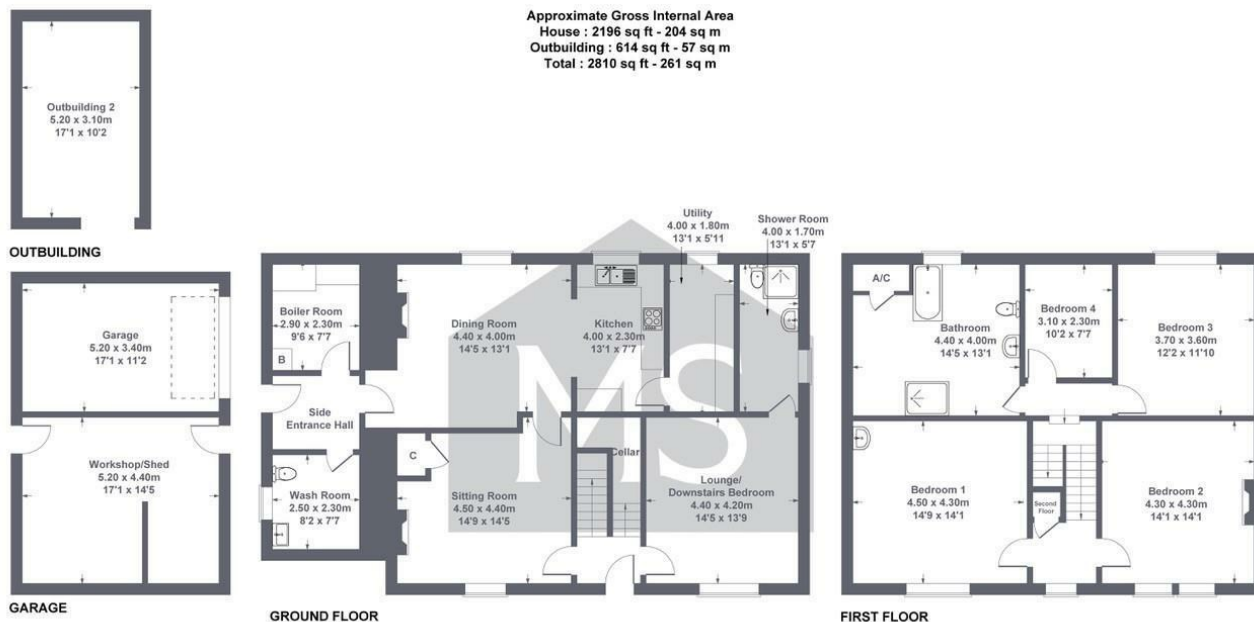
Turning off New Lane, there is the driveway which provides parking for multiple vehicles. The driveway runs between two substantial outbuildings, one of which is a combination of a garage and workshop, there is also an outdoor tap. Behind the driveway there is then a substantial rear garden which is private and fully enclosed by a combination of hedges, fencing and dry stone walling and looks out onto farmland. Attached to the side of the property and accessed from an area of gravel across the rear aspect there are some disused small outbuildings. Finally, there are two areas of lawn garden, one of them housing a garden shed and greenhouse with multiple mature trees and shrubs. The other section of garden is enclosed which is more open with a further garden shed.

Field/paddock

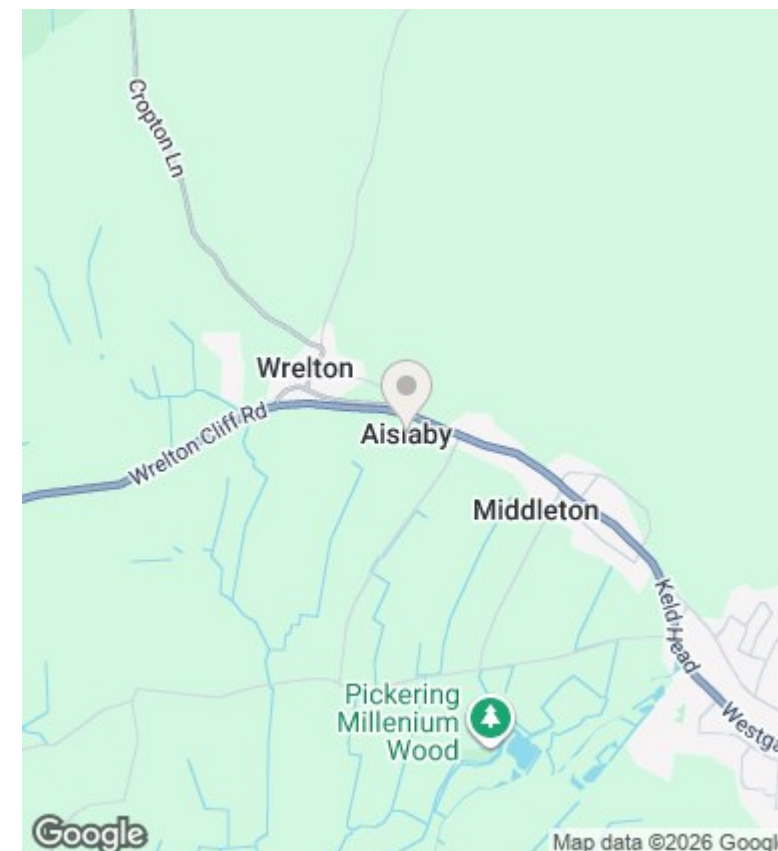
Connecting directly from the house and gardens Approx 1.58 acres perfect for either equestrian or agricultural use.







SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements wall, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		