

# WESTFIELD FARM

NORMANBY, YORK, NORTH YORKSHIRE, YO62 6RJ

CUNDALLS

EST 1860





## WESTFIELD FARM

NORMANBY

YORK

NORTH YORKSHIRE

YO62 6RJ YO62 6RJ

Normanby 0.1 miles, Sinnington 4.6 miles, Kirkbymoorside 4.3 miles, Pickering 5.8 miles, Malton 8.7 miles, York 25 miles (All distances approximate)

### AN ATTRACTIVE AND VERSATILE RESIDENTIAL FARM IN A PLEASANT RIVERSIDE SETTING

*“A rare opportunity to acquire an attractive and highly versatile residential farm situated in a delightful rural setting on the edge of Normanby, comprising a traditional farmhouse, two additional cottages, extensive farm buildings and in all approximately 66.17 acres of productive grassland”*

- **Farmhouse:** A 4 bedroom farmhouse extending to approximately 2,553 sq ft (237.18 sq m), offering spacious and versatile family accommodation arranged over two floors. The property includes a generous kitchen/diner, sitting room, snug, utility and boot room, plus 4 bathrooms and 2 bathrooms.
- **Holiday Cottages:** The property includes two well-presented and established holiday cottages, currently operated as part of a successful holiday letting business. Sunset Cottage extends to approximately 536 sq ft (49.81 sq m) and provides single-storey one-bedroom accommodation, whilst The Roost extends to approximately 722 sq ft (67.09 sq m) over two floors and offers attractive and characterful accommodation. There is also planning consent in situ to convert a barn into a further 1 bedroom holiday cottage.
- **Buildings:** The farmstead includes an extensive range of traditional brick and pantile buildings, together with modern agricultural buildings, extending to approximately 2,832.64 sq m (30,490 sq ft). The traditional buildings offer considerable scope for further development, subject to the necessary planning consents, whilst the modern buildings provide excellent livestock accommodation, machinery storage and general-purpose agricultural space.
- **Land and:** In all, the property extends to approximately 66.17 acres (26.78 hectares), comprising predominantly productive grassland suitable for grazing and mowing purposes and with double bank fishing rights on the River Seven for trout and coarse fish.

### FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

**LOT 1:** House, two cottages, buildings and around 57.4 acres: **GUIDE PRICE: £1,375,000**

**LOT 2:** Around 8.77 acres: **GUIDE PRICE: £75,000**

**AS A WHOLE: GUIDE PRICE: £1,450,000**

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## DESCRIPTION

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Westfield Farm is an attractive and highly versatile residential farm situated in a delightful rural setting on the edge of Normanby, within the Vale of Pickering and conveniently located between the market towns of Kirkbymoorside and Malton.

Historically the farm was the main base for a much larger farming operation housing a large dairy herd and in recent years the farm has, until recently, been operated as a productive grassland-based suckler enterprise carrying approximately 70 suckler cows together with their followers and the conversion outbuildings to two cottages has provided a useful additional income stream.

The property comprises a traditional brick-built 4 bedroom farmhouse, two established 1 bedroom holiday cottages, an extensive range of traditional and modern farm buildings and in all, approximately 66.17 acres (26.78 hectares) of productive grassland.

The principal farmhouse provides spacious and well-appointed family accommodation extending to approximately 2,553 sq ft (237.18 sq m), whilst the two holiday cottages are currently operated as part of a successful holiday letting business, providing a valuable and well-established supplementary income stream. The adjoining traditional buildings offer significant scope for further expansion and diversification and one building still has planning consent in situ to convert to a further 1 bedroom holiday cottage.

The farm has an extensive range of agricultural buildings, extending to approximately 29,972 sq ft (2,784.53 sq m), provides excellent accommodation for livestock, machinery and fodder storage, making the property well suited to continued agricultural use.

The land comprises predominantly productive grassland suitable for grazing and mowing and is well laid out in a number of useful field enclosures surrounding and adjoining the main farmstead. There is also the benefit of river frontage and fishing rights onto the river Seven.

Westfield Farm presents a rare opportunity to acquire a highly adaptable rural property combining an attractive family home, established holiday letting business, extensive agricultural infrastructure and productive grassland in a particularly accessible and desirable part of North Yorkshire.

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## LOCATION

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The property is set on the edge of village of Normanby which benefits from a good public house and is set within 4.5-miles of Sinnington which offers a modest range of services and amenities including public houses, village hall and church.

The market town of Kirkbymoorside is just over 4 miles away and offers a range of services and amenities, including schools, supermarkets, shops, and sporting and recreational activities.

The popular market town of Malton is approximately 9 miles south and offers a further range of services and amenities, including convenience stores, supermarkets, educational and health care institutes, including doctors, dental surgery and a hospital. The town also includes train station providing links to Scarborough, Leeds and York.

The historic City of York is situated approximately 25 miles away and is an economic hub for the region with high class facilities including mainline trains available to Kings Cross, London within 2 hours.



## HOUSE

An attractive farmhouse offering spacious and well-presented family accommodation extending to approximately 2,553 sq ft (237.18 sq m) over two floors.

The property provides generous and versatile living space, including No 4 bedrooms and No 2 bathrooms, and enjoys a private setting within the heart of the farmstead. The farmhouse benefits from attractive enclosed gardens to both the front and rear, offering a high degree of privacy whilst enjoying lovely views over the surrounding farmland and open countryside.

The accommodation is as follows:

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Welcoming central entrance hall with staircase leading to the first floor and access to the principal reception rooms.

#### **KITCHEN / DINER**

7.65m x 3.66m (25'1" x 12'0")

A superb open-plan farmhouse kitchen and dining area forming the heart of the home. The kitchen is fitted with an attractive range of modern wall and base units centred around a generous breakfast bar. A feature exposed brick chimney breast with timber lintel and inset range cooker provides an excellent focal point. The room offers ample space for family dining and entertaining and enjoys an open aspect through to the adjoining snug.

#### **SNUG**

4.36m x 3.70m (14'4" x 12'2")

A warm and inviting reception room set off the kitchen, ideal for everyday family living. The room is tastefully presented and features exposed ceiling beams, a multi-fuel stove set within an attractive fireplace with decorative surround, and a large window overlooking the gardens.

#### **SITTING ROOM**

4.31m x 3.87m (14'2" x 12'8")

An attractive principal reception room with pleasant outlook over the front gardens.

#### **SHOWER ROOM**

Well-appointed ground floor shower room comprising shower, wash hand basin and W.C.

#### **BOOT ROOM / UTILITY**

5.00m x 4.60m (16'5" x 15'1")

A particularly useful and spacious utility and boot room providing excellent storage and laundry facilities, ideal for country living.

#### **LAUNDRY ROOM**

4.66m x 2.10m (15'3" x 6'11")

Useful laundry room with fitted worktop and space for washing and drying appliances, providing practical storage and utility space.



## **FIRST FLOOR**

### **BEDROOM ONE**

4.60m x 3.84m (15'1" x 12'7")

A spacious principal double bedroom enjoying attractive views over the surrounding countryside and benefiting from fitted wardrobes providing excellent storage.

### **BEDROOM TWO**

4.28m x 3.60m (14'1" x 11'10")

A well-proportioned double bedroom with a pleasant outlook and a range of fitted wardrobes and dressing area.

### **BEDROOM THREE**

4.00m x 3.75m (13'1" x 12'4")

A generous double bedroom with exposed ceiling beam, built-in storage and lovely views over the gardens and surrounding farmland.

### **BEDROOM FOUR**

2.55m x 2.00m (8'4" x 6'7")

Single bedroom, nursery or home office.

### **FAMILY BATHROOM**

2.76m x 2.35m (9'1" x 7'9")

A spacious and well-appointed family bathroom comprising a panelled bath with shower over and glazed screen, vanity wash hand basin with fitted storage, low flush W.C. and useful built-in cupboards. The room is attractively presented and enjoys views over the gardens and surrounding countryside.



## SUNSET COTTAGE

A highly characterful single-storey holiday cottage extending to approximately 536 sq ft (49.81 sq m). The cottage is currently operated as part of a successful and well-established holiday letting business and provides beautifully presented No 1 bedroom accommodation, combining exposed brickwork, vaulted ceilings and timber trusses with high-quality modern finishes. The property enjoys a private setting within the farmstead and benefits from a paved seating area with lovely views over the surrounding countryside.

The accommodation is arranged as follows:

### ENTRANCE HALL

Welcoming entrance hall providing access to the principal accommodation.

### OPEN PLAN KITCHEN / LIVING ROOM

4.87m x 4.70m (16'0" x 15'5")

A superb open-plan living space with vaulted ceiling, exposed brickwork and timber trusses, together with a well-appointed fitted kitchen and comfortable sitting area. Bi-fold doors open directly onto the paved seating area, creating an attractive indoor-outdoor living space and enjoying lovely views over the surrounding farmland.

### DOUBLE BEDROOM

4.70m x 2.69m (15'5" x 8'10")

A striking and beautifully presented double bedroom featuring exposed brick walls, vaulted ceiling and timber trusses. The room benefits from a freestanding roll-top bath and bi-fold doors opening onto the paved seating area with attractive rural views.

### EN-SUITE SHOWER ROOM

4.70m x 0.90m (15'5" x 2'11")

Comprising shower cubicle, wash hand basin and W.C.

**Feature Fireplace:** A charming double-sided wood-burning stove set within an exposed brick chimney breast forms an attractive focal point and can be enjoyed from both the open-plan kitchen/living room and the bedroom.

### OUTSIDE

Sunset Cottage benefits from a private paved seating area and designated parking, enjoying a peaceful setting and attractive views over the surrounding countryside. The cottage forms part of a successful holiday letting business and provides an excellent source of supplementary income.



## **THE ROOST COTTAGE**

An impressive and beautifully appointed holiday cottage extending to approximately 722 sq ft (67.09 sq m) over two floors. The Roost offers stylish and distinctive one-bedroom accommodation, featuring vaulted ceilings, exposed timber trusses and high-quality contemporary finishes throughout. Currently operated as part of a successful and established holiday letting business, the cottage enjoys a private setting within the farmstead together with a paved seating area and attractive views over the surrounding countryside.

The accommodation is arranged as follows:

### **GROUND FLOOR**

#### **SUN ROOM / ENTRANCE HALL**

5.00m x 2.96m (16'5" x 9'9")

A bright and welcoming entrance space with bi-fold doors opening directly onto the paved seating area, creating an attractive indoor-outdoor living area and providing lovely views over the surrounding farmland.

### **FIRST FLOOR**

#### **OPEN PLAN KITCHEN / LIVING ROOM / BEDROOM**

5.10m x 4.40m (16'9" x 14'5")

A superb open-plan studio-style living space with vaulted ceiling, exposed timber trusses and a well-appointed fitted kitchen with dining and sitting areas. The room is beautifully presented throughout and benefits from a feature wood-burning stove together with a freestanding roll-top bath positioned to enjoy the attractive rural outlook.

#### **EN-SUITE SHOWER ROOM**

1.86m x 1.70m (6'1" x 5'7")

A well-appointed en-suite shower room comprising shower cubicle, wash hand basin and W.C.

#### **OUTSIDE**

The Roost benefits from a private paved seating area and designated parking, enjoying a peaceful setting and lovely views across the surrounding countryside. The cottage forms part of a successful holiday letting business and provides an excellent source of supplementary income.



## BUILDINGS

The property benefits from an extensive range of traditional and modern agricultural buildings extending to approximately 2,832.64 sq m (30,490 sq ft) in total. The buildings provide substantial accommodation for livestock, machinery and fodder storage and offer excellent scope for a range of agricultural, equestrian and diversification uses, subject to any necessary consents.

Building No.	Description	Approx. Area (sq m)	Approx. Area (sq ft)
1	Steel Portal Framed Building with concrete floor	506.98	5,457
2	Steel-framed double-span building utilised at a cattle court	674.15	7,257
3	Traditional Building housing milking parlour and collecting yard	196.67	2,117
4	General Purpose Building	397.00	4,273
5	General Purpose Livestock Building	474.82	5,111
6	Grain stoor	72.48	780
7	General Purpose Building Livestock Building	211.34	2,275
8	Detached mono-pitch pole barn	113.28	1,219
9	General Purpose Building including large double stables	186.92	2,012
	<b>Total</b>	<b>2,833.64</b>	<b>30,501</b>



## LAND

In all, the land extends to approximately 66.17 acres (26.78 hectares) for the whole and comprises predominantly productive permanent pasture and mowing land, together with approximately 0.66 acres (0.27 hectares) of amenity woodland.

The land is divided into seven useful field enclosures, providing well laid out parcels suitable for grazing, mowing and general livestock purposes. Part of the land is bisected by the River Seven, which creates attractive riverside frontage and enhances the environmental and amenity appeal of the holding. There are fishing rights include and the river holds natural stocks of trout, grayling, chub and dace.

The land is classified as Grade III under the Agricultural Land Classification system. According to the Cranfield University Soilsclapes database, the soils are described as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. These soils are generally of moderate fertility and are well suited to grassland production, making them particularly suitable for livestock grazing and forage cropping.

The land has until recently supported a suckler beef enterprise carrying approximately 70 cows together with followers, demonstrating its productive capacity and suitability for commercial agricultural use. The holding may also appeal to purchasers with equestrian, conservation and wider rural lifestyle





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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land is registered for the RPA BPS scheme, but no entitlements will be transferred with the sale of the property following the cessation of the BPS Scheme. The land is not subject to any Environmental Stewardship / Sustainable Farming Incentive Schemes.

### OCCUPANCY CLAUSE

Please note the farmhouse at the property is subject to an Agricultural Occupancy Clause

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, mineral and timber are in hand and included in the sale.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale – Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) or [stephen.dale-sunley@cundalls.co.uk](mailto:stephen.dale-sunley@cundalls.co.uk)

### GENERAL INFORMATION

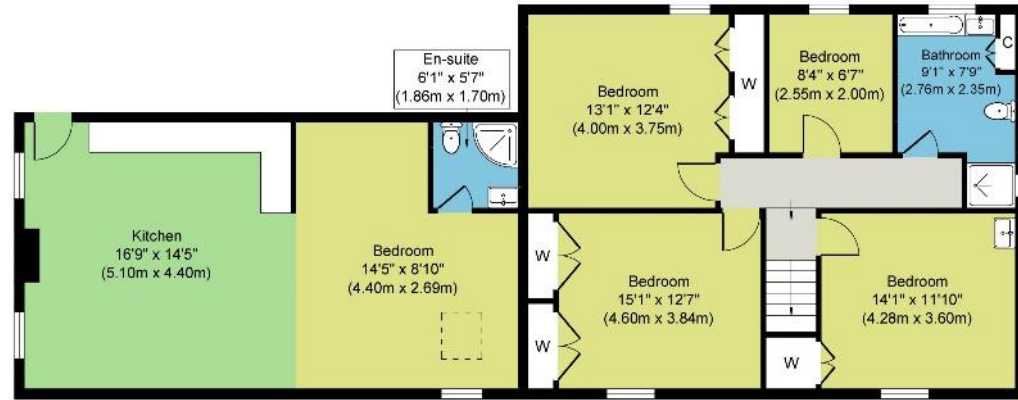
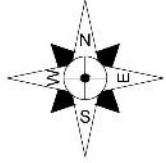
Services:	Mains electric, water. Septic tank drainage and oil-fired central heating.
Council Tax:	The Farm House - Band E
Business Rates	The Roost and Sunset cottage – Ratable value - £1,300
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697820
Postcode:	YO62 6RJ
EPC:	Available upon request from Cundalls Malton office
Planning:	North Yorkshire Council - 0300 131 2 131
Guide Price:	Whole: £1,450,000 Lot 1: £1,375,000 Lot 2: £75,000

Details and photographs prepared May 2026

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

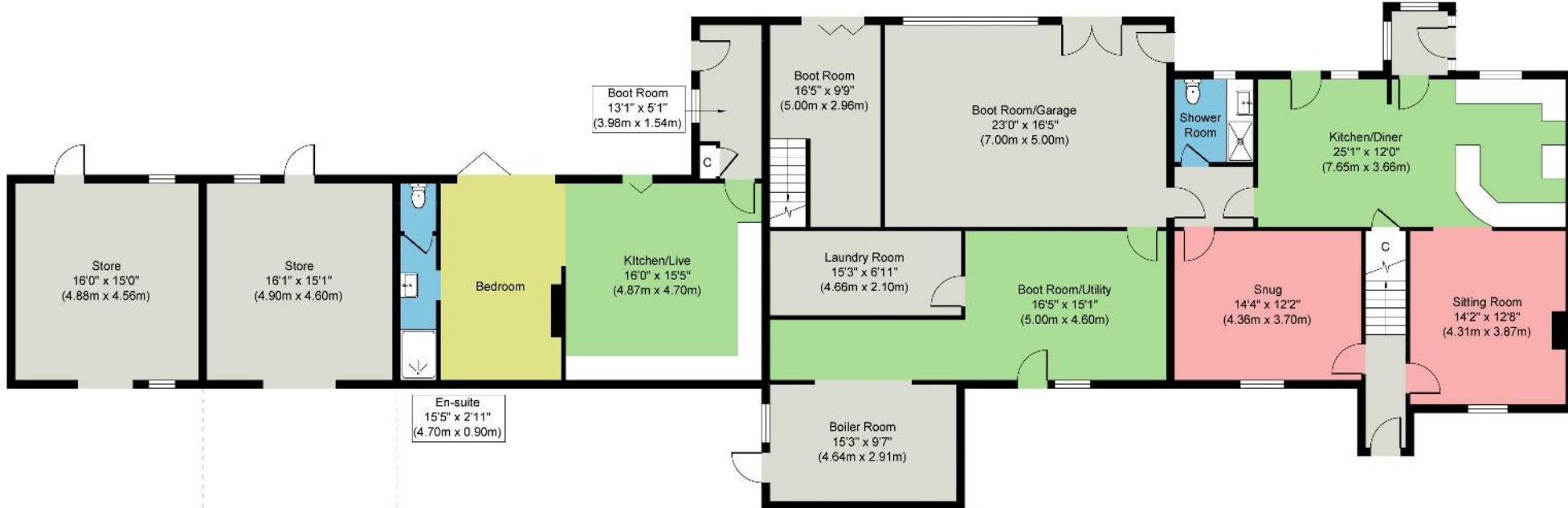






**The Roost First Floor**  
Approximate Floor Area  
563 sq. ft  
(52.29 sq. m)

**House First Floor**  
Approximate Floor Area  
780 sq. ft  
(72.43 sq. m)



**Outbuilding**  
Approximate Floor Area  
492 sq. ft  
(45.67 sq. m)

**Sunset Cottage**  
Approximate Floor Area  
536 sq. ft  
(49.81 sq. m)

**The Roost Ground Floor**  
Approximate Floor Area  
1083 sq. ft  
(100.64 sq. m)

**House Ground Floor**  
Approximate Floor Area  
849 sq. ft  
(78.91 sq. m)

**PROFESSIONALS IN PROPERTY SINCE 1860**

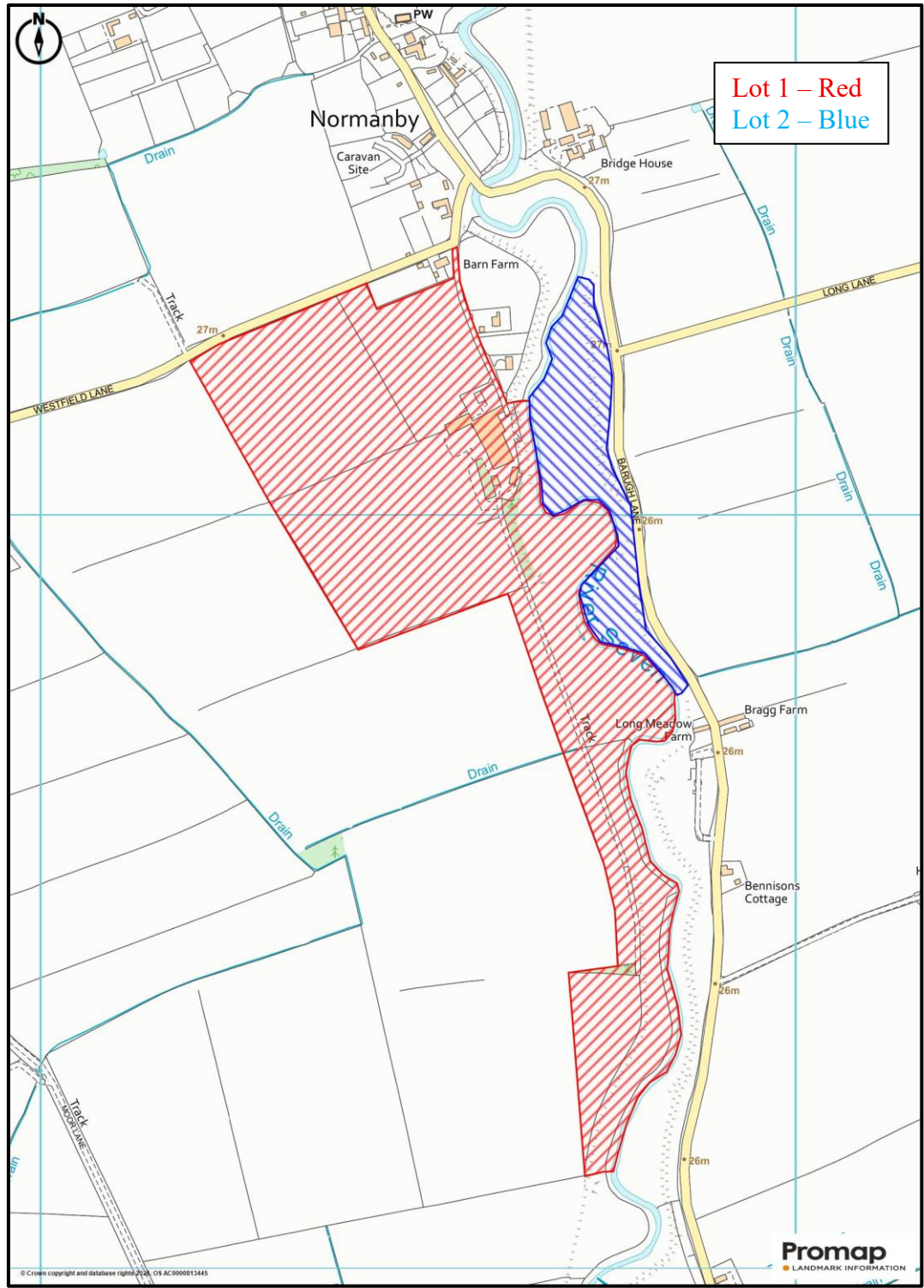
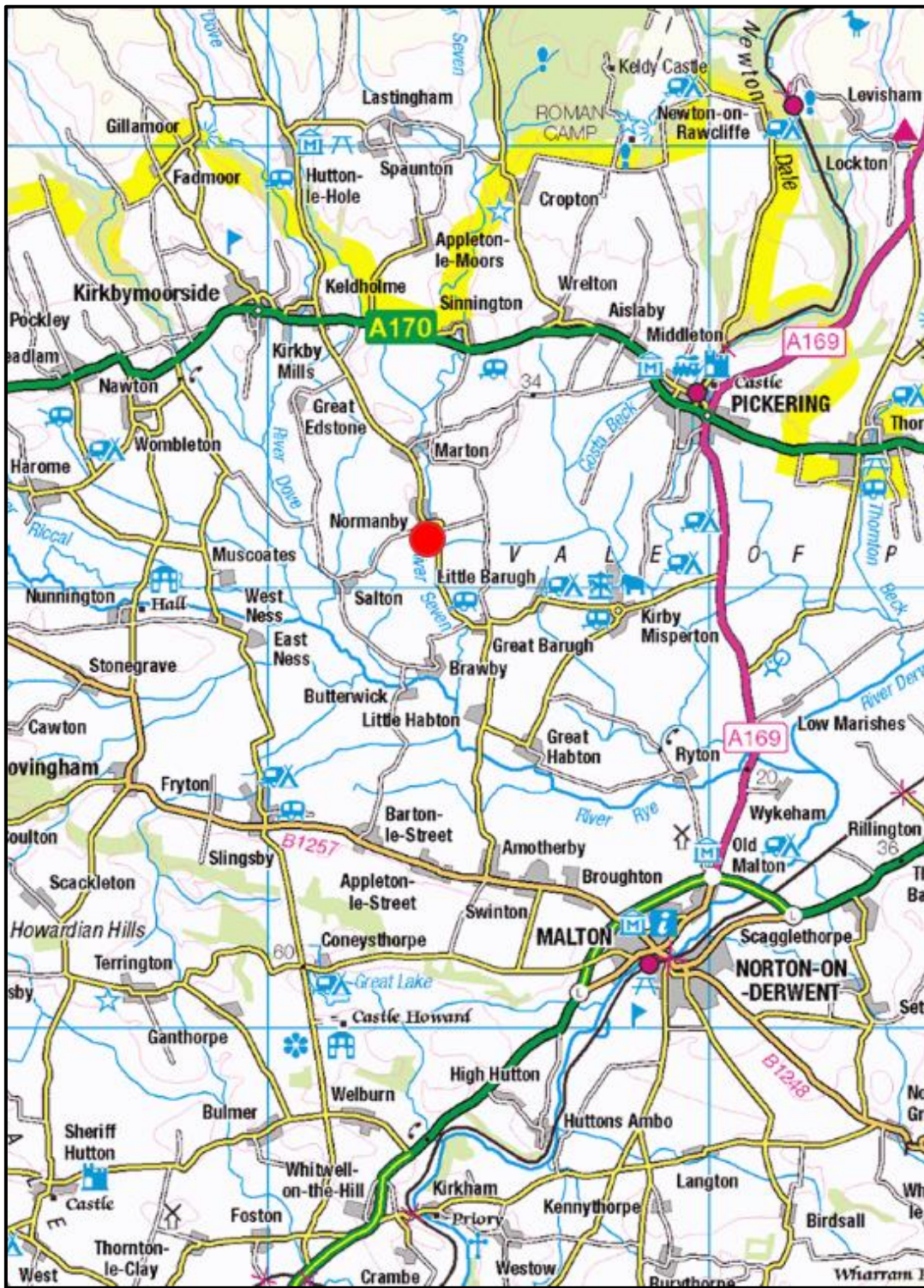


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