



BEES NEST FARM

STAINTONDALE, SCARBOROUGH, NORTH YORKSHIRE, YO13 0EL

CUNDALLS

EST 1860



BEES NEST FARM

STAINTONDALE
SCARBOROUGH
NORTH YORKSHIRE
YO13 0EL

Scarborough 8.5 miles, Whitby 15 miles, Malton 28 miles, York City centre 45 miles (All distances approximates)

A QUAIN T CHARACTER PROPERTY WITH LAND AND BUILDINGS

Bees Nest Farm is a unique country property / agricultural smallholding nestled into a lovely coastal position in open countryside between Whitby and Scarborough. The property comprises a restored 3 bedroom house, range of traditional storage building and in all, is situated within around 16.5 acres of grassland.

House: A sympathetically restored Grade II listed house, which has a huge wealth of character and period features and likely has origins dating back over 300 years. The house provides compact but well presented accommodation. Outside there are large south facing mature gardens and grounds.

Buildings: A range of well maintained and upgraded traditional stone buildings offering storage and stabling facilities or potential for alternative uses subject to consents.

Land: In all, the land extends to approximately 16.5 acres of which around 16 acres comprises grazing and mowing land.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £650,000

DESCRIPTION / BACKGROUND

Bees Nest Farm is quaint residential smallholding comprising a sensitively restored 17th century farmhouse, set within 16.5 acres of land and located in a sheltered, south facing position within a beautiful part of the North York Moors National Park and the famous Heritage Coastline.

The property embodies the definition of a tucked away rural idyll. Set down a lengthy driveway with grazing land to either side, the house itself lies nestled down at the bottom in a sheltered south facing position and is surrounded by garden and grounds to all sides.

Bees Nest Farms deeds date back to 1750 but the property is likely to be substantially older and is has been in the current vendors family ownership for over 60 years.

The house and buildings have undergone a thorough restoration in recent years, with the ethos being on preserving the character of these Grade II listed buildings using traditional materials and retaining original features wherever possible.

Bees Nest Farm is positioned well away from the roadside, down a lengthy private road and is located with immediate access onto the Cinder Track providing excellent walking, riding and cycling between Scarborough and Whitby.

In all the property is set within 16.5 acres, or this around 16 acres comprises grassland, making the property well suited for those with equestrian or small holding interests. Attractive, south facing lawned garden lies at the front of the property, with a small brook at the far end of the garden and a number of fine mature trees stand within the grounds. To the side is a well-positioned timber summerhouse.



LOCATION

Bees Nest Farm is located in a private rural position, in open countryside within an attractive National Park setting and enjoys a private yet accessible location close to the coast.

Staintondale is a scattered rural hamlet comprising a range of houses, farmsteads and smallholdings. The nearby village of Cloughton, located approximately 2 miles to the south, provides a range of local services and amenities, whilst the adjoining village of Burniston offers further facilities including schools, shops and public houses.

The property is located approximately 8.5 miles north of Scarborough, which provides a comprehensive range of services and amenities including schools, shops, sporting and leisure facilities and a railway station. Further amenities are available within approximately 15 miles at Whitby.

There is good road access onto the nearby A171, A169 and A174 road networks

The centre of the historic City of York is situated around 45 miles away, providing a wide range of high quality services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

The living accommodation at the property is situated in an attractive period dwelling which is Grade II listed but has the benefit of been restored within recent years.

The characterful accommodation is well presented throughout and provides a versatile range of rooms which amounts to just shy of under 1,500 square feet in total.

In brief: entrance light/boot room, farmhouse kitchen fitted with a range of made to measure joiner built cabinetry, cosy front facing sitting room with open fire, entrance hallway and dining room. There is also a study / double bedroom and house bathroom to the ground floor. Upstairs are a pair of generously proportioned double bedrooms, one of which showcases a magnificent cruck beam, which was uncovered during the restoration of the farmhouse.



GROUND FLOOR

BOOT ROOM

Outside door. Window to the rear. Panelled ceiling. Concrete floor. Internal door.

FARMHOUSE KITCHEN

8.84 m (29'0") x 1.90 m (6'3")

Joiner fitted range of bespoke kitchen cabinetry with Butcher block worktops, fitted only 12 months ago with a tiled splashback. Electric Rangemaster range cooker. Matching dresser unit with shelving. Fitted pantry cupboard. Belfast sink. Fitted breakfast bar seating with a window looking directly out to the rear. Further window to the rear. Exposed beam. Electric cooker point. Electric heater. Half panelled walls. Stairs to the First Floor.

SITTING ROOM

4.41 m (14'6") x 4.36 m (14'4")

Yorkshire sliding sash window to the front with exposed lintel and fitted window seat. Open fire set within a brick fireplace. Electric night storage heater. Beamed ceiling. Television point. Fitted storage cupboard. Telephone point.

FRONT HALL

Timber front door opening directly out onto the garden. Electric consumer unit and fuses.

DINING ROOM

4.36 m (14'4") x 3.58 m (11'9")

Yorkshire sliding sash window to the front with exposed original lintel and fitted window seat. Exposed floorboards. Open fire set into a stone fireplace. Beamed ceiling.

STUDY / GROUND FLOOR BEDROOM THREE

5.10 m (16'9") x 2.45 m (8'0")

Dual aspect with windows to the front and side. Electric night storage heater. Fitted storage cupboard.

BATHROOM

3.22 m (10'7") x 1.91 m (6'3")

Bath with a tiled surround and hand held shower attachment. Low flush WC. Pedestal wash hand basin. Tiled floor. Windows to the front and side. Wall light. Electric wall heater.

FIRST FLOOR

LANDING

Telephone point.

BEDROOM ONE

4.35 m (14'3") x 4.29 m (14'1")

Large double room with a vaulted ceiling and an exposed cruck beam. Yorkshire sliding sash window to the front. Electric night storage heater.

BEDROOM TWO

4.35 m (14'3") x 3.67 m (12'0")

Vaulted ceiling with exposed beams. Yorkshire sliding sash window to the front. Electric night storage heater.

OUTSIDE

UTILITY ROOM

3.51 m (11'6") x 2.36 m (7'9")

Automatic washing machine plan. Dryer point. Hot water cylinder



LAND & BUILDING

Bees Nest Farm in all, amounts to approximately 16.5 acres in a lovely south east facing position with attractive coastal and open country views.

The land is situated within a ring-fenced block comprising around 16 acres of productive grassland providing good quality grazing and mowing land.

The land is bordered by post and wire fencing and mature hawthorn hedgerows.

The property benefits from a small yard area and a useful range of traditional stone and pantile outbuildings currently used for livestock, produce and machinery storage.

Alongside the farmhouse, the restoration of Bees Nest Farm included the significant range of farm buildings which in all provide over 2,500 square feet of space. They were fully repointed and largely re-roofed and include a substantial barn, a number of store rooms, stabling, large garage and workshop and a first floor workspace.

The buildings currently providing an excellent level of storage, however they offer huge potential for adaptation to suit a variety of buyers. Well suited for equestrian or smallholding needs, they could be utilised to create home working space or additional accommodation, subject to all necessary planning and building consents



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements can no longer be transferred and are not included within the sale.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

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. A footpath crosses the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that sporting and timber rights are in hand and included in the sale. As is usual practice in this area the vendors intent to retain the mineral rights.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Judith Simpson. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

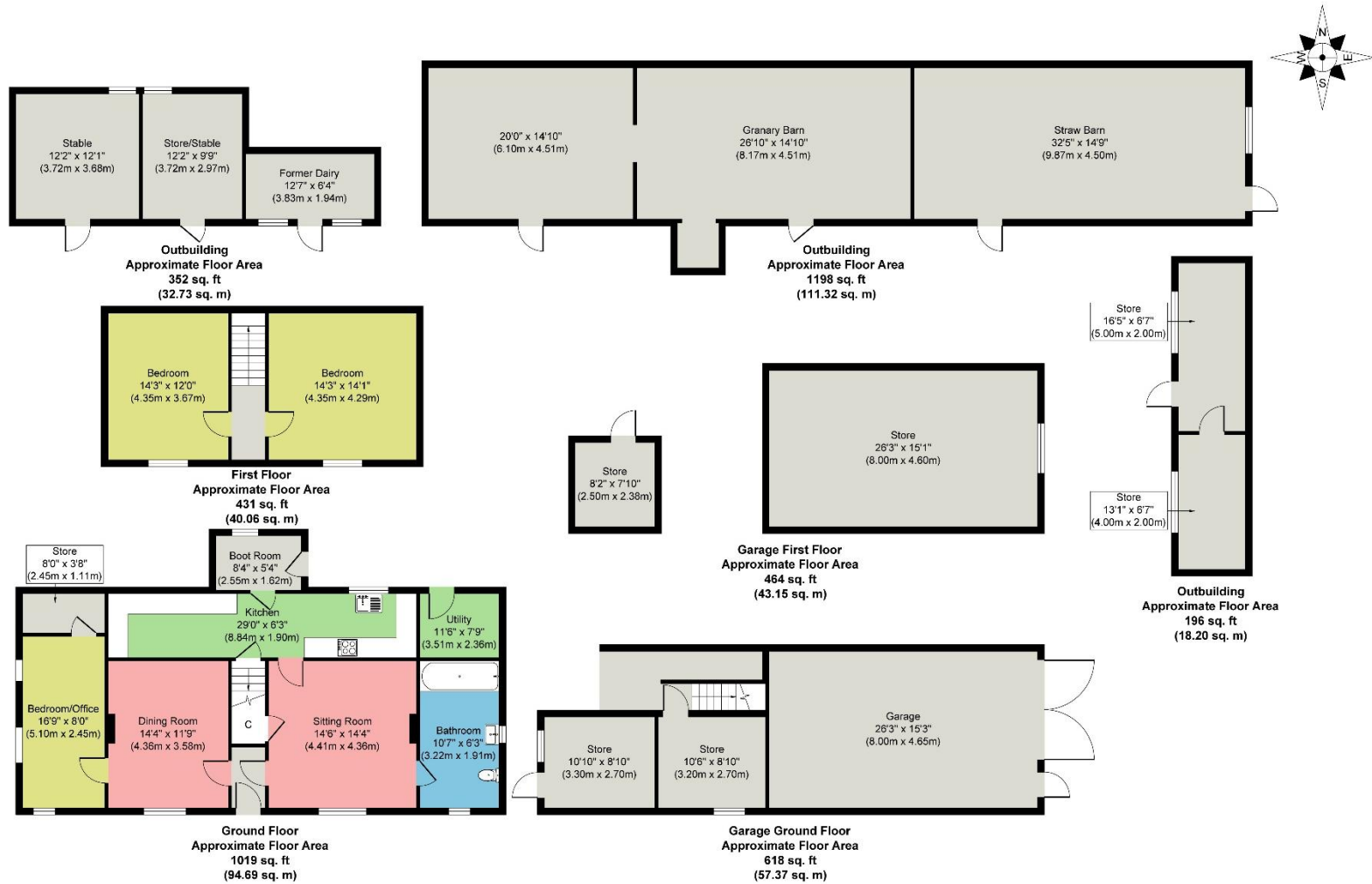
GENERAL INFORMATION

Services:	Mains electric. Mains water. Private treatment plant drainage. Economy 10 storage heaters provide central heating.
Council Tax:	Band C.
EPC:	Grade II listed – exempt.
Planning:	North York Moors National Park. Tel. 01439 772700
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agents' office in Malton: 01653 697 820
Postcode:	YO13 0EL (do not rely on Sat Nav, see attached plans)
NOTICE:	
Details prepared July 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.





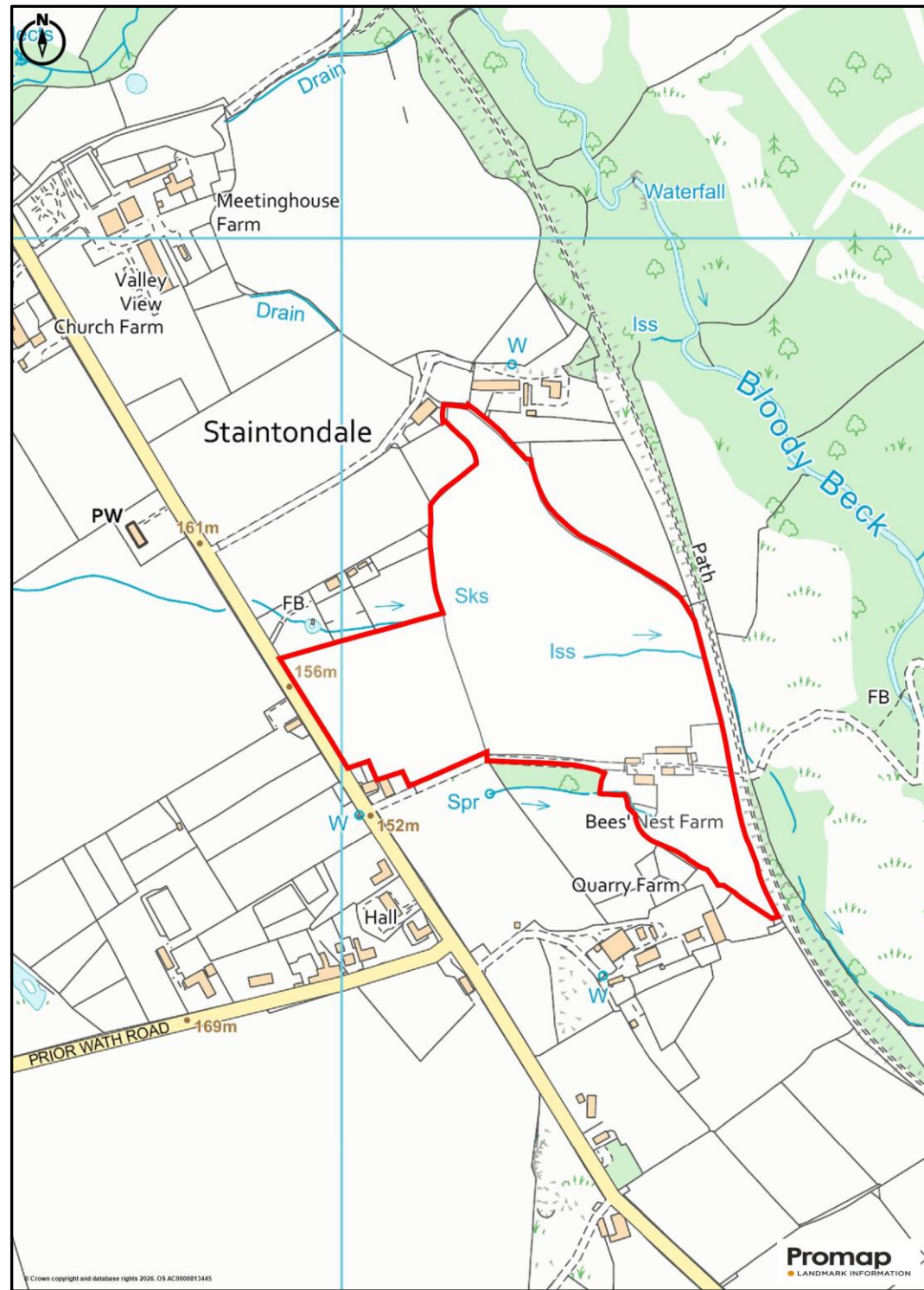


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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