

# WOLDS VILLAGE

Manor Farm, Bainton, Driffield, East Riding of Yorkshire, YO25 9EF



**CUNDALLS**

EST 1860







## **WOLDS VILLAGE**

MANOR FARM  
BAINTON,  
DRIFFIELD  
EAST RIDING OF YORKSHIRE  
YO25 9EF

*Driffield – 6 miles | Beverley – 11 miles | Malton – 18 miles | York – 25 miles (all distances approximate)*

**A UNIQUE HOSPITALITY AND LIFESTYLE BUSINESS IN A SUPERB TRADING POSITION  
COMPRISING RESTAURANT, SHOP, GUEST ACCOMMODATION, OWNER'S RESIDENCES AND EXTENSIVE BUILDINGS  
EXTENDING TO APPROXIMATELY 20,592 SQUARE FEET SET WITHIN 6.39 ACRES IN THE HEART OF THE YORKSHIRE WOLDS**

*“Wolds Village is a well-established and highly regarded hospitality destination situated in the picturesque Yorkshire Wolds. The property comprises a successful restaurant and café business, retail space, extensive guest accommodation, owner’s residences and a range of ancillary buildings set within approximately 6.39 acres of land.”*

- **Restaurant & Hospitality Facilities** – A substantial hospitality complex forming the heart of Wolds Village, comprising a restaurant & café dining area (100 plus covers) together with bar, reception and commercial kitchen facilities. The complex also includes preparation areas, kitchen stores, staff facilities and customer W.C.
- **Owner’s Accommodation** – The property provides a range of private residential accommodation including a 4-bedroom manager’s residence adjoining the guest accommodation, together with a 2-bedroom farmhouse and further 1-bedroom apartment. Offering flexibility for owners, managers, staff or holiday let accommodation.
- **Retail Space** – A dedicated shop and retail area providing attractive display and sales space, complementing the restaurant operation and offering further potential for farm shop, local produce or visitor retail sales.
- **Guest Accommodation** – The property includes 7 en-suite themed guest bedrooms together with reception and ancillary visitor facilities.
- **Buildings** – A range of workshops, stores and ancillary buildings provide useful operational and storage space for the business.
- **Land** – In all, the property extends to approximately 6.39 acres, comprising landscaped grounds, parking areas, orchard land and an area of solar panels.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,595,000**



## DESCRIPTION / BACKGROUND

Wolds Village is a well-established, highly regarded and profitable hospitality and visitor destination situated on the edge of the village of Bainton near Driffield within the heart of the Yorkshire Wolds.

The property occupies a prominent and accessible rural position with frontage to both the A614 which links Howden and the M62 to Bridlington and the B1248, a well-used route linking Beverley and Malton through this picturesque chalk landscape.

Originally forming part of a traditional Wolds farmstead, the property has been carefully developed and diversified over time to create a successful rural enterprise combining restaurant and hospitality facilities, guest accommodation, retail space and owner's residential accommodation. The complex is now widely recognised as a popular destination for visitors to the area, benefiting from strong passing trade as well as tourism associated with the surrounding Wolds countryside.

The property provides an extensive range of buildings and accommodation extending in total to approximately 20,592 sq ft, arranged around the former farmstead and set within attractive landscaped grounds. At the centre of the complex is a substantial restaurant and café facility with bar, commercial kitchen and extensive dining space together with reception and retail areas serving visitors throughout the year.

Guest accommodation is provided by a range of 7 en-suite guest bedrooms offering comfortable short-stay accommodation for visitors exploring the Yorkshire Wolds. In addition, the property provides a range of private residential accommodation including a 4-bedroom manager's residence, a 2 -bedroom farmhouse, and a separate 1 -bedroom apartment, allowing flexible living arrangements for owners, management or staff associated with the business. The 4 bedroom managers residence would also make an ideal holiday let with private parking and garden areas.

The buildings are supported by a range of ancillary workshops, stores and operational buildings which provide useful service and storage space for the enterprise.

The property extends in total to approximately 6.39 acres, comprising landscaped grounds surrounding the complex together with extensive visitor parking areas, orchard land and a further parcel of land currently utilised for solar panels. The grounds provide an attractive rural setting for the business and offer potential for further diversification or development, subject to obtaining the necessary consents.

Wolds Village therefore presents a rare opportunity to acquire an established rural hospitality destination within one of East Yorkshire's most attractive countryside settings, offering both an appealing lifestyle opportunity and a well-developed business with scope for continued growth and diversification. The sale is a retirement sale and there is a full team of reliable employees that can be taken on in order for a new owner to be trading immediately.

Please note in recent years the current owners have successfully and profitably operated the business on a relatively low-key basis, operating on a 30 hour week, 5 day trading basis for their own lifestyle reasons and a new owner could increase trading hours and thus turnover if they so wish.





## LOCATION

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Wolds Village occupies a highly accessible yet attractive rural position close to the village of Bainton, within the heart of the Yorkshire Wolds in the East Riding of Yorkshire. The property enjoys a prominent location with frontage to both the A614 which links Howden and the M62 to Bridlington and the B1248, a well-used route linking Beverley and Malton the B1248, and benefits from excellent visibility and accessibility, making it particularly well suited to a hospitality, tourism or visitor-based enterprise.

The Yorkshire Wolds is a nationally recognised landscape characterised by its gently rolling chalk hills, open farmland and picturesque villages. The area is increasingly popular with visitors drawn to its network of walking and cycling routes, quiet country lanes and attractive rural scenery. The nearby Yorkshire Wolds Way National Trail, which runs through the surrounding countryside, attracts walkers from across the UK and beyond, while the wider area is also well known for cycling, outdoor recreation and rural tourism.

The village of Bainton itself is a traditional Wolds settlement located approximately 6 miles south-west of Driffield, 11 miles north of Beverley, and 9 miles east of Market Weighton. The surrounding area offers a strong rural community and an attractive setting which continues to attract visitors throughout the year.

The nearby market town of Driffield, often referred to as the “Capital of the Wolds”, provides a comprehensive range of everyday amenities including supermarkets, independent shops, cafés, schools and healthcare facilities. The town also benefits from a railway station providing services to Hull, Beverley and Scarborough.

The historic market town of Beverley, located approximately 11 miles to the south, offers a wider range of shopping, leisure and cultural amenities together with the renowned Beverley Minster, racecourse and a vibrant town centre. Beverley also provides convenient access to the A1079, linking the city of York to the west and the port city of Hull to the south-east.

The historic city of York, approximately 25 miles away, provides excellent national connectivity via the East Coast Main Line, with rail services to London King’s Cross in under two hours, as well as extensive retail, cultural and tourism attractions.

The combination of an attractive rural Wolds setting together with excellent road connectivity and strong visitor appeal makes Wolds Village ideally positioned as an established hospitality destination and rural business opportunity within one of East Yorkshire’s most desirable countryside locations.



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## MANAGER’S ACCOMMODATION & GUEST ROOMS

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The principal residential building at Wolds Village comprises a substantial and characterful property arranged over two floors, incorporating the manager’s residence, guest accommodation and ancillary residential areas. The building provides spacious and versatile accommodation suitable for the continued operation of the hospitality business whilst also offering comfortable on-site living.

The manager’s residence provides a well-proportioned 4-bedroom home with generous reception space, with a number of attractive character features including exposed ceiling beams, timber flooring and a feature brick fireplace with wood burning stove. The accommodation enjoys pleasant views across the surrounding grounds and countryside and offers a comfortable private living environment separate from the main commercial elements of the property.

Adjoining the residential accommodation are 7 well-presented en-suite guest bedrooms, providing attractive visitor accommodation which forms an integral part of the hospitality offering at Wolds Village. The rooms are well arranged within the building and offer comfortable short-stay accommodation for guests visiting the Yorkshire Wolds.

## MANAGER’S RESIDENCE

The manager’s residence provides spacious and characterful accommodation arranged over two floors.



## Ground Floor

### SITTING ROOM

5.96m x 5.59m (19'6" x 18'4")

A spacious and welcoming reception room featuring exposed ceiling beams, timber flooring and an attractive brick fireplace with wood-burning effect gas stove forming a central focal point. Bi-fold doors open to the gardens providing natural light and views across the surrounding grounds.

### DINING ROOM

5.14m x 5.59m (16'10" x 18'4")

A generous dining space with exposed beams and timber flooring, ideal for family dining or entertaining and enjoying an open connection to the sitting room and kitchen.

### KITCHEN

3.97m x 5.96m (13'0" x 19'6")

A well-appointed farmhouse style kitchen fitted with a range of base and wall units with complementary work surfaces, inset sink and space for appliances. The room provides ample space for informal dining and enjoys pleasant views across the grounds.

### OFFICE

4.82m x 4.02m (15'9" x 13'2")

A useful office space which could also serve as a study or additional reception room.

### LAUNDRY ROOM

A practical utility space providing plumbing for appliances and additional storage.

### GARAGE

4.63m x 3.13m (15'2" x 10'3")

Providing useful storage and parking.



## First Floor

### MASTER BEDROOM

3.95m x 6.06m (13'0" x 19'11")

A spacious principal bedroom enjoying a dual aspect outlook across the surrounding grounds. The room benefits from a large walk-in wardrobe/dressing area together with a private en-suite bathroom, creating a generous and well-appointed principal suite.

### BEDROOM TWO

3.96m x 3.63m (13'0" x 11'11")

A well-proportioned double bedroom with window overlooking the surrounding grounds.

### BEDROOM THREE

3.96m x 3.62m (13'0" x 11'11")

A further double bedroom providing comfortable accommodation.



## GUEST ACCOMMODATION

Adjoining the manager's residence is a range of seven well-presented guest bedrooms, each providing comfortable visitor accommodation. Each room has a theme including; Edwardian, Art Nouveau, Art Deco, Gothic Victorian, Tudor, Georgian and Victorian and form an integral part of the Wolds Village hospitality offering.

Each guest room benefits from its own private en-suite bathroom and has been individually styled with distinct decorative themes, creating characterful and memorable accommodation for guests. The rooms are generously proportioned, averaging approximately 24 sq m (258 sq ft), and enjoy views across the surrounding grounds and countryside, offering attractive short-stay accommodation ideally suited to visitors exploring the Yorkshire Wolds and the wider East Riding area.



## CAFÉ & RESTAURANT

Wolds Village includes an attractive and characterful café and restaurant facility, forming the central hospitality element of the complex. The dining areas are arranged across a number of interconnecting rooms creating a warm and welcoming environment for visitors, with exposed brickwork, timber beams and traditional interior features throughout.

The accommodation provides flexible dining areas suitable for both everyday café trade and larger group dining. The café and restaurant also benefit from additional outside seating areas, and the business has regularly catered for in excess of 200 covers during busy trading periods and special events. A particular nice external feature is the 130ft original well.

### Restaurant / Main Dining Room

14.16m x 4.40m (46'5" x 14'5")

A spacious principal dining area providing generous customer seating.

### Restaurant Dining Room

4.90m x 4.63m (16'1" x 15'2")

A further dining room providing additional seating or potential for private dining. Working fireplace.

### Restaurant Lounge Area

3.20m x 4.80m (10'6" x 15'9")

A more informal seating space complementing the café and restaurant areas.

### Pool / Games Room

5.23m x 4.91m (17'2" x 16'1")

An additional customer space providing a relaxed environment for visitors.

## COMMERCIAL KITCHENS & SERVICE AREAS

The hospitality facilities are supported by a fully equipped commercial catering kitchen, together with associated preparation areas, storage and staff facilities, providing a well-arranged and practical environment suitable for a busy food service operation.

### Commercial Kitchen

4.12m x 5.87m (13'6" x 19'3")

A well-equipped professional kitchen providing extensive preparation space and fitted with a range of commercial catering appliances, stainless steel preparation surfaces, cooking ranges and extraction systems. The layout is designed to accommodate efficient food preparation and service, supporting the café and restaurant during busy trading periods.

### Preparation Kitchen / Secondary Kitchen

2.73m x 5.10m (8'11" x 16'9")

Providing additional preparation and service space, offering operational flexibility during peak service periods and allowing for efficient separation of food preparation and wash-up areas.

Additional facilities include a kitchen store, larder, staff facilities and separate male, female and disabled W.C. facilities, all conveniently located to serve the café and restaurant areas and supporting the smooth day-to-day running of the hospitality operation.







## RETAIL SHOP, GALLERY & VISITOR RETAIL AREAS

In addition to the café and restaurant, Wolds Village benefits from a range of established retail areas, currently operating as a gift shop and gallery. These spaces form an integral part of the visitor attraction and provide a valuable additional income stream, complementing the hospitality offering.

The retail accommodation is arranged across a number of characterful converted buildings, featuring exposed beams, traditional brickwork and vaulted ceilings which create an attractive and distinctive retail environment well suited to the display and sale of gifts, artwork and locally produced goods.

### Shop – Ground Floor Retail Area

6.71m x 4.62m (22'0" x 15'2")

A well-presented retail space positioned within the main visitor route through the complex and currently utilised for the display and sale of gifts and visitor merchandise.

### Shop – Ground Floor Retail Area

4.75m x 5.37m (15'7" x 17'7")

Providing additional retail display space and forming part of the principal gift shop offering.

### Shop – Ground Floor Retail Area

4.61m x 6.82m (15'1" x 22'5")

A larger retail room offering generous display space and capable of accommodating a wide range of retail uses.

### Shop – Staff / Storage Area

3.21m x 4.62m (10'7" x 15'2")

Supporting the retail operation with useful storage and preparation space.

### Shop – Storage / Staff Area

5.95m x 4.61m (19'6" x 15'1")

Providing further stock storage and operational space serving the retail areas.

## GALLERY

The property also includes dedicated gallery accommodation, providing an attractive setting for the display of artwork and exhibitions. The gallery space benefits from high ceilings, exposed roof timbers and good natural light, creating an appealing environment for visitors and enhancing the overall destination experience of Wolds Village.

### Gallery

12.03m x 4.66m (39'5" x 15'3")

### Gallery

3.59m x 4.92m (11'9" x 16'2")

These areas provide flexible space suitable for art exhibitions, craft displays or additional retail uses and further strengthen the property's appeal as a visitor destination within the Yorkshire Wolds.





## FARMHOUSE AND APARTMENT

The property includes a characterful two-bedroom farmhouse, forming part of the wider Wolds Village complex and adjoining the hospitality elements of the property, including the café and restaurant areas. The house provides comfortable private accommodation and offers convenient access to the operational areas of the business whilst still retaining a sense of separation for residential living.

The accommodation retains a number of attractive traditional features, including exposed beams, fireplaces and timber detailing, creating a warm and welcoming living environment. Arranged over two floors, the farmhouse provides well-proportioned living space together with an adjoining self-contained apartment, offering additional flexibility for staff accommodation, family use or potential holiday letting (subject to the necessary consents).

### Ground Floor

#### Farmhouse Kitchen

**4.93m x 4.93m (16'2" x 16'2")**

A spacious and characterful farmhouse kitchen fitted with a range of traditional units and work surfaces, providing ample space for dining and informal seating. The room benefits from exposed beams and offers an attractive focal point within the house.

#### Living / Dining Room

**4.92m x 5.52m (16'2" x 18'1")**

A comfortable reception room featuring a fireplace and traditional interior features, providing an ideal space for everyday living and entertaining.

#### Conservatory

**3.81m x 4.52m (12'6" x 14'10")**

An attractive addition to the property providing a bright and pleasant seating area enjoying views over the garden areas and surrounding grounds.

### First Floor

#### Bedroom One

**5.22m x 4.91m (17'2" x 16'1")**

A generous principal bedroom providing a spacious double room with pleasant outlook over the surrounding grounds and access to a large walk-in wardrobe.

#### Walk-in Wardrobe

**4.39m x 3.31m (14'5" x 10'11")**

Providing extensive hanging and storage space.

#### Bedroom Two

**3.11m x 3.70m (10'2" x 12'2")**

A well-proportioned second bedroom suitable for guest or family accommodation.

#### Farmhouse Bathroom

Fitted with bath, wash hand basin and W.C., serving the bedrooms on the first floor.

### ADDITIONAL APARTMENT ACCOMMODATION

Forming part of the farmhouse building is a self-contained one-bedroom apartment, providing additional residential accommodation within the property. The apartment offers flexible living space and may be suitable for staff accommodation, family occupation or ancillary guest accommodation, subject to the necessary consents







### **Living Room**

**4.91m x 5.52m (16'1" x 18'1")**

A spacious reception room providing ample space for living and dining furniture with views across the surrounding courtyard and grounds.

### **Bedroom**

**4.89m x 4.96m (16'1" x 16'3")**

A generously proportioned double bedroom providing comfortable accommodation.

### **Kitchen**

**2.96m x 1.71m (9'9" x 5'7")**

A fitted kitchen providing preparation space together with storage units and space for appliances.

### **Bathroom**

Fitted with bath or shower facilities together with wash hand basin and W.C.

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## **GROUNDS & LAND**

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The property is set within attractive grounds extending to approximately 6.39 acres, providing a combination of landscaped visitor areas, woodland and open land which together create an appealing setting for the business.

To the front and centre of the complex is a large guest parking area, providing ample visitor parking and capable of accommodating approximately 50 vehicles, allowing the café, restaurant and retail areas to comfortably cater for high visitor numbers. Please note there is ample space to further extend the car park area to maximise trading potential.

To the northern part of the property is an area of mature woodland, through which a series of walking paths and an art trail have been established. These provide an enjoyable and engaging environment for visitors to explore and enhance the overall visitor experience. Within the grounds is also a mini stone circle feature, designed to function as a sundial, creating an interesting focal point and further adding to the distinctive character of Wolds Village.

The land to the south-western corner of the site is currently utilised for solar panels providing 85kW of installed capacity, which significantly contributes towards the property's electricity supply. The system helps make the property largely self-sufficient in electricity and reduces its overall carbon footprint, providing both environmental and income/operational benefits.

The extent of the site also offers potential for further development or diversification, subject to obtaining the necessary planning consents. An area of the grounds has previously been utilised as a wedding venue, accommodating a marquee for outdoor events, demonstrating the site's suitability for functions, gatherings and other hospitality uses. The size and layout of the land therefore present opportunities for the continuation or expansion of event-based activities as part of the wider business.

Overall, the grounds provide an attractive and versatile setting for the business, combining practical visitor facilities with amenity areas that enhance the appeal of Wolds Village as a well-established visitor destination within the Yorkshire Wolds.





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**GENERAL INFORMATION - REMARKS & STIPULATIONS**

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**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.

**TUPE**

The purchaser will be responsible for complying with the provisions of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE), where applicable. All employees assigned to the business at the point of completion will transfer to the purchaser on their existing terms and conditions of employment.

**TRADING ACCOUNTS**

The business trades profitably and in recent years both turnover and profits have increased. Accounts can be available to genuine potential purchasers having viewed the property.

**FIXTURES AND FITTINGS**

Fixtures and Fittings are available at negotiation to include all commercial kitchen equipment, shop stock, guest bedroom furniture etc,

**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**

Timber, mineral, and sporting rights are in hand and included in the sale.

**RENEWABLE ENERGY**

The property benefits from RHI payments for solar panels, bio-mass boiler and battery storage system, There is approximately £22,000 per annum of renewable income generation. Further details can be provided upon request.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been prepared for the property and is available for inspection at the agents Malton office. Please note the commercial EPC Rating is A, representing the superb energy efficiency of the property.

**METHOD OF SALE**

The property is being offered for sale by private treaty as a whole. For those with queries or to inform the agents of their interest please contact: 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. Mains water supply. Private septic tank drainage. Biomass central heating.
Council Tax:	Band D and Band F
Business Rates:	Rateable value: £21,250
Planning:	East Riding of Yorkshire Council Tel: 01482 393 939
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:	YO25 9EF

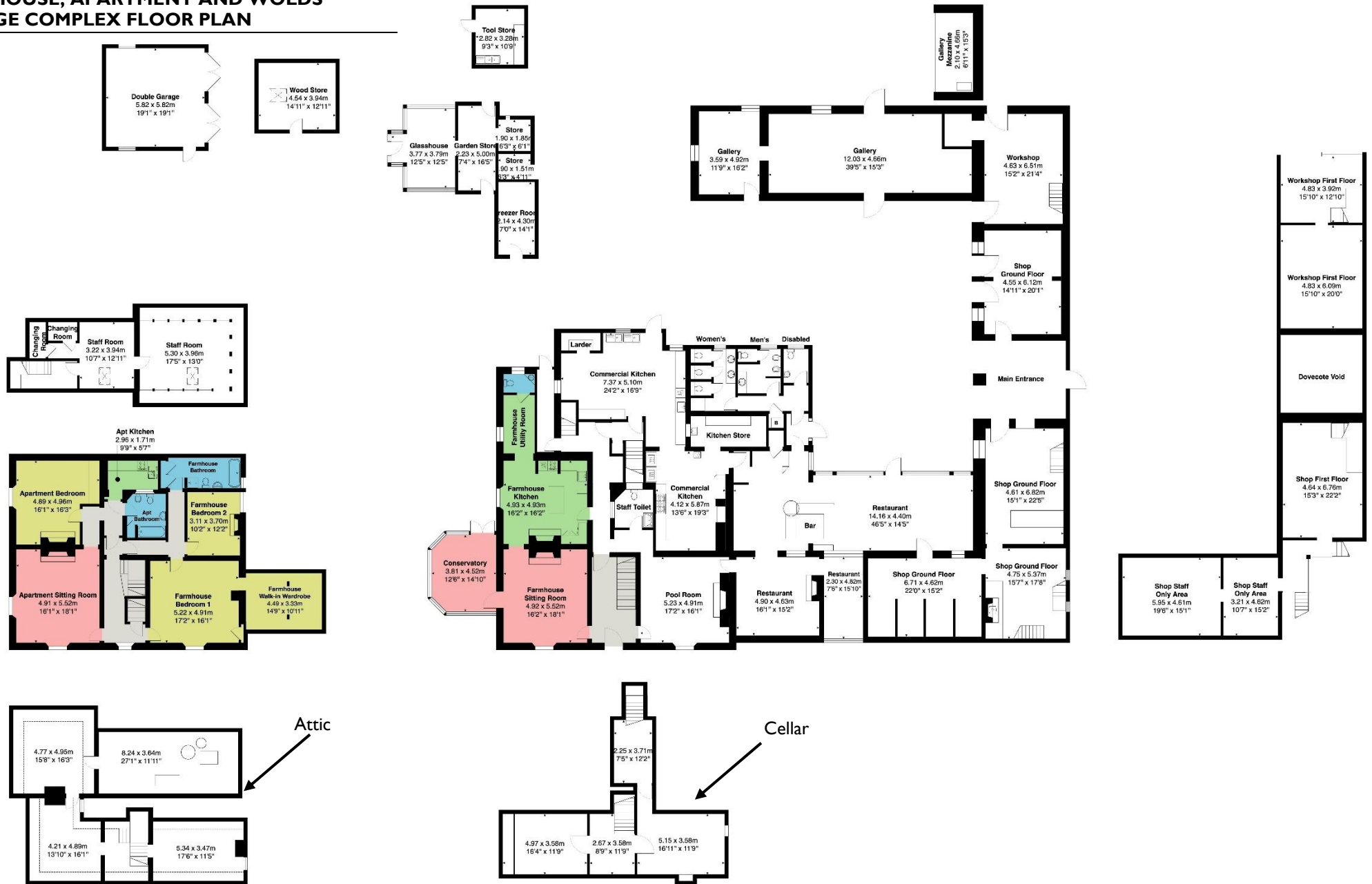
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

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





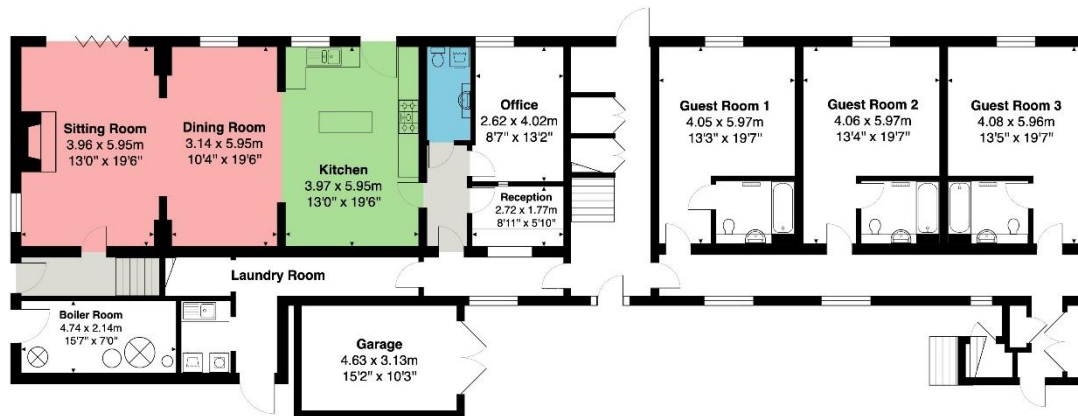
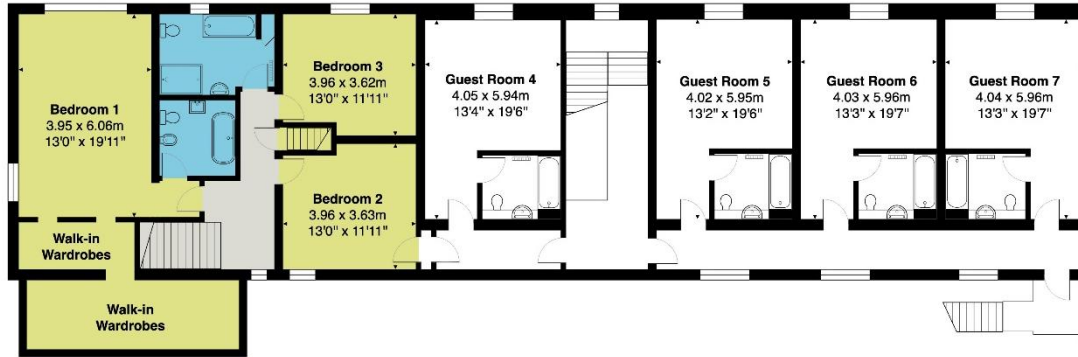
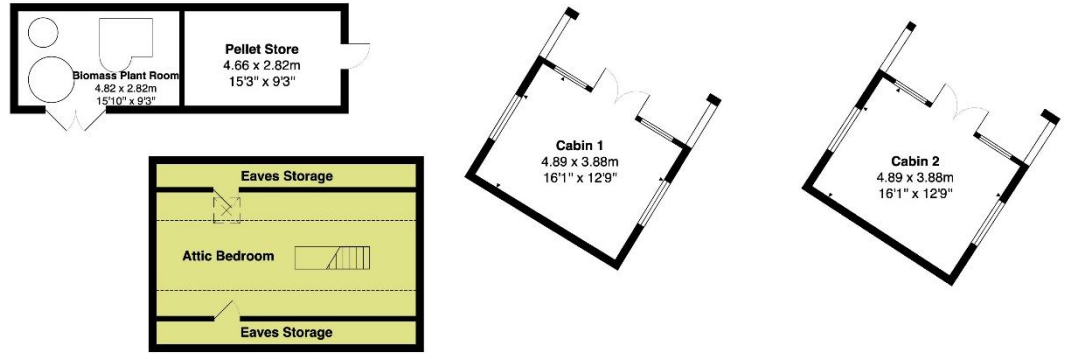
# FARMHOUSE, APARTMENT AND WOLDS VILLAGE COMPLEX FLOOR PLAN







## MANAGERS ACCOMMODATION AND GUEST ROOMS FLOORPLAN















QWOLDS VILLAGE

- GIFT SHOP
- TEAROOM & RESTAURANT
- WOODLAND WALK
- ART STUDIO

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EST 1860