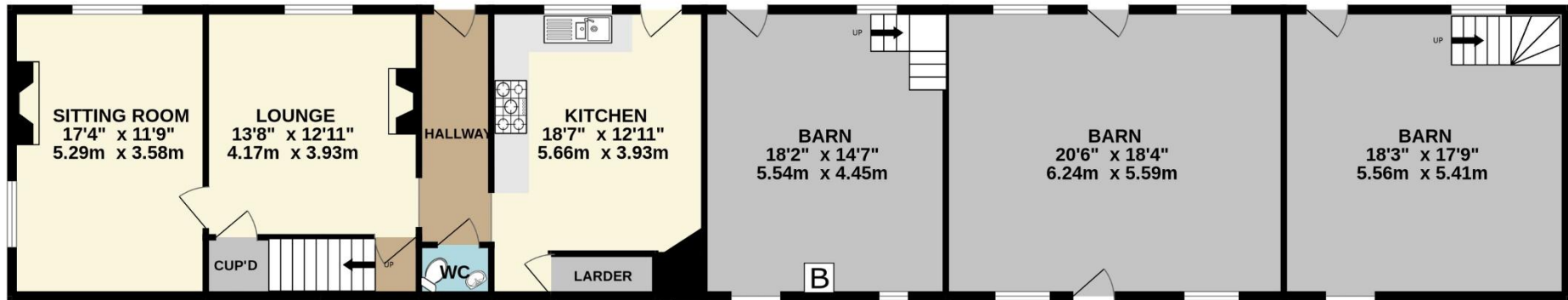


RICHARDSON & SMITH

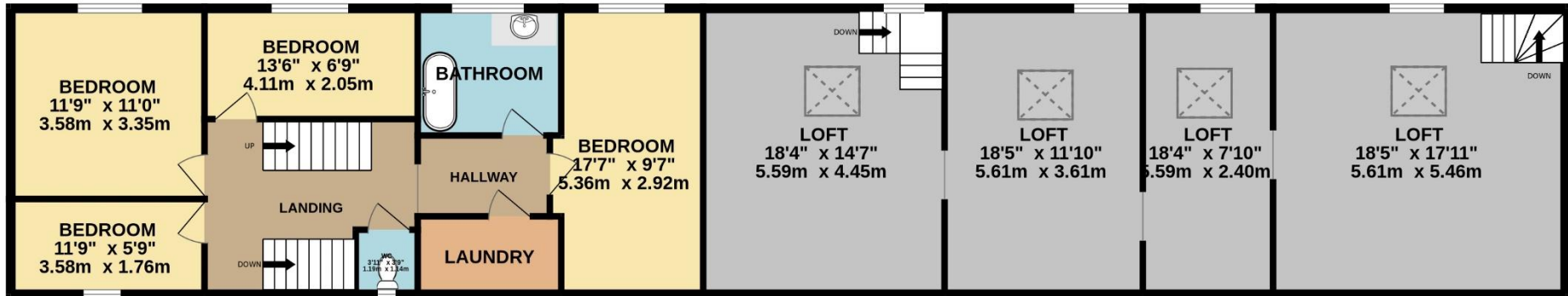
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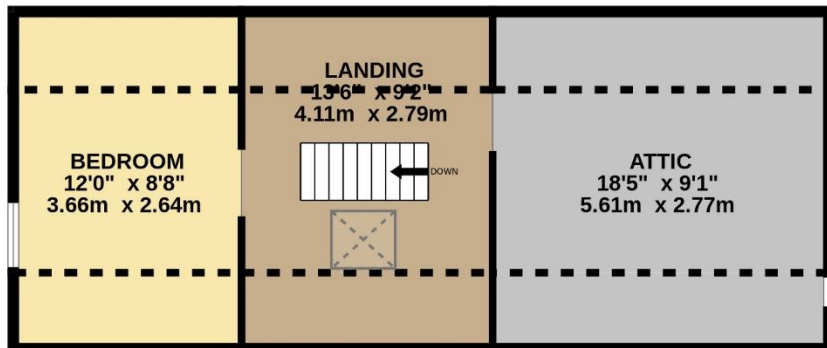
High Butterwitts, Danby



GROUND FLOOR
 1611 sq.ft. (149.7 sq.m.) approx.



1ST FLOOR
 1633 sq.ft. (151.7 sq.m.) approx.



2ND FLOOR
 727 sq.ft. (67.6 sq.m.) approx.

Measurements are approximate.
 Not to scale. Illustrative purposes only

High Butterwitts Farm Danby, Nr Whitby, North Yorkshire

Danby 2 miles

Lealholm 2.5 miles

Guisborough 12 miles
(All distances are approximate)

Whitby 12 miles

York 45 miles



AN ATTRACTIVE TRADITIONAL RESIDENTIAL FARMSTEAD OCCUPYING AN ELEVATED POSITION OVERLOOKING THE UPPER ESK VALLEY UP TOWARDS THE MOORS. THE 5 BEDROOM GEORGIAN FARMHOUSE HAS TRADITIONAL BUILDINGS, FOR EXTENSION OR FURTHER DEVELOPMENT, MORE MODERN BUILDINGS FOR LIVESTOCK OR GENERAL-PURPOSE USE AND APPROX 16.29 ACRES OF SOUTH FACING GRAZING LAND SPANNING FROM THE EDGE OF DANBY MOOR DOWN INTO THE VALLEY BOTTOM.

Hallway, Lounge, Sitting Room, Farmhouse Kitchen, Larder, WC Cloakroom.

1st Floor: 2x Double Bedrooms, 2x Single Bedrooms, Bathroom, Laundry, WC Cloakroom. 2nd Floor: Landing, Double Bedroom, Attic Store.

Range of traditional outbuildings providing storage /stabling with lofts over. Range of commercial farm buildings including: Barns, Loose bedded yards, etc

Grazing /Mowing Paddocks of approximately 23.7 acres.

Extending to approximately 16.29 Acres

FOR SALE AS A WHOLE



8 Victoria Square, Whitby, North Yorkshire. YO21 1EA
Tel: (01947) 602298 Fax: (01947) 820594
email@richardsonandsmith.co.uk www.richardsonandsmith.co.uk

PARTICULARS OF SALE

Marked with a datestone of 1814, High Butterwits is an attractive smallholding with a Georgian farmhouse that was the base for a commercial stock farm. Positioned high on a south-facing slope, overlooking the upper Esk Valley between Lealholm and Danby, the property enjoys splendid views over open fields up towards the moors.

The property comprises a farmhouse with adjoining traditional buildings offering scope to extend the existing accommodation, or develop further ranges of general purpose buildings ideal for livestock but with potential for alternate use, if required and a block of productive grassland running from Oakley Walls on the edge of Danby Moor down into the floor of the Esk Valley.

The Farmhouse

A traditional stone and tile farmhouse, the property was refurbished and modernized by the current owners to include uPVC double glazing and oil fueled central heating. The accommodation lies over 3 floors and includes 5 bedrooms and 2 reception rooms, plus a dining kitchen.

The front door opens into a hallway with a WC cloakroom to the rear, and doorways opening into the lounge and kitchen. The kitchen has a second front door and is fitted with a modern style suite of cabinets, with a tiled floor and positions for a range style oven. At the rear of the room a door opens into a walk-in larder store cupboard.

The lounge has a window to the front and a fireplace with a multi-fuel stove and a window to the front. Doors, at the rear, open onto an enclosed stair to the first floor and to an understairs store cupboard. A final door opens through into the sitting room, with gas flame effect fire and windows to the front and side.



The staircase rises to a spacious first floor landing with another stair rising up to the second floor and doors opening to all the main bedrooms. The master bedroom is a double with a window to the front. There is a second double bedroom, also to the front, plus additional single bedrooms – one to the rear, and another to the front.

On the first floor there is also a house bathroom with a window to the front, fitted with a panel bath and a wash basin set in a vanity unit. To the rear there is a separate WC cloakroom and a separate laundry room which was formerly a bathroom but is now fitted with points for an automatic washing machine and tumble dryer, and which could revert to being an additional bathroom, if required.



The stairs rise from the first floor landing to a second floor landing with a Velux roof-light to the rear and doorways opening into a double bedroom with a window in the gable on one end, and a large storage attic space at the other. This second floor level has been measured between the purlins and the overall size of the rooms is larger but parts have limited height.

Outside

The house has a yard area across the front and a garden at the end of the building with a wooden summerhouse.

The Farm Land

High Butterwits Farm extends in total to approximately 16.29 Acres.

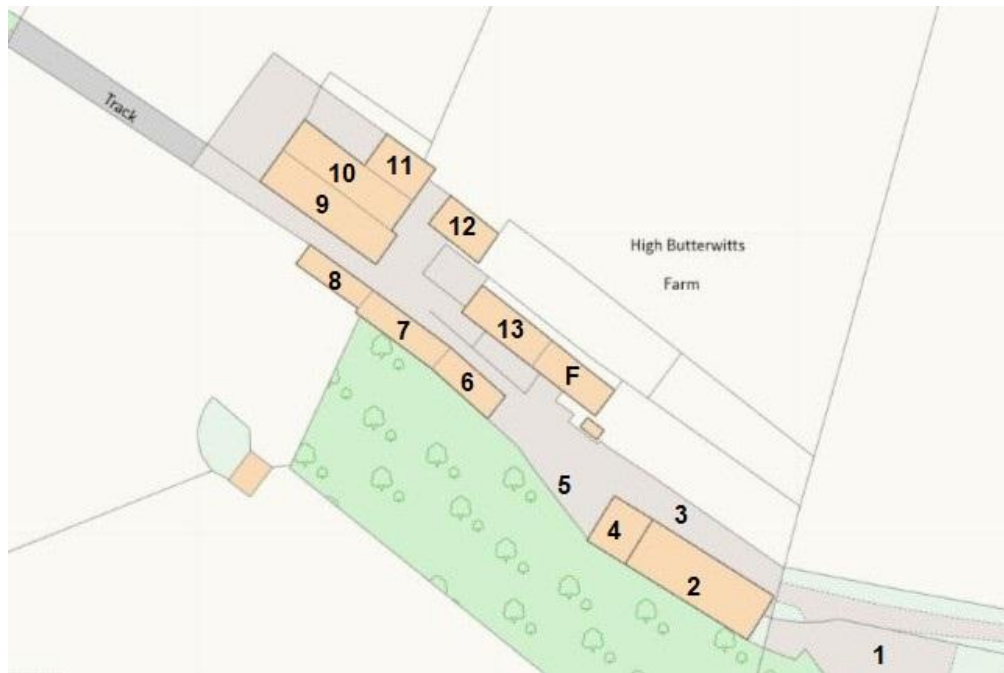
The land lies directly to the North and South of the farmstead, with 1 field of approximately 8.4 acres lying to the South in the Valley floor, being level land capable of being mown. There are then a further 2 fields of approximately 1.75 acres directly below the farmstead, which are sloping rough grazing and scrub.

All of the land is down to permanent pasture and ranges from fertile mowing land to more sloping, grazing land, which is all typical of the area. All field boundaries are a combination of dry-stone walls together with post and wire fences, which are in reasonable condition and on the whole are stock proof. Water is supplied to fields via both private springs and a mains supply from the farmstead. In recent times all of the land has been let out under a gentleman's agreement to a local farmer which confers no security of tenure and has been utilised for normal mowing and grazing purposes.



Farm Buildings

The farm buildings lie to the East and West of the farmhouse and were all formerly fully utilised in agricultural production. In more recent times they have provided useful storage and equine space. The numbering below refers to the buildings as marked on the plan.



Building	Size	Description
1		Former silage clamp with concrete base and a combination of concrete block and sleeper walls.
2	60' x 20'	4 bay Dutch barn, earthen floor, steel supports with CI walls and RFC roof.

3	60' x 10'	4 bay lean-to to the above, earthen floor, pole supports with CI roof.
4	60' x 30'	4 bay GP shed (2 bays open sided) with earthen floor, wooden supports, RFC walls and roof. 2 bays being walled in with concrete blocks, RFC upper walls and roof with full height double doors.
5		Outside dog run with concrete block sleeper walls, mesh upper walls with concrete base.
6	50' x 17'	Former milking parlour and tank room/workshop, constructed of precast concrete walls, under an RFC roof, concrete floor.
7	55' x 13'	4 bay GP cattle yard, with concrete block lower walls, Yorkshire boarding upper walls under an RFC roof with concrete floor. Water bowls and electric light.
8	48' x 13'	4 bay stable block with concrete floor, pole supports, concrete block and Yorkshire boarding walls under an RFC roof, being 3 stable boxes and 1 log store.
9	88' x 23'	7 bay GP cattle yard, pole supports with concrete block and Yorkshire boarding walls under an RFC roof, concrete floor with one end being open.
10	84' x 21'	Former cubicle house, pre cast concrete panel walls under an RFC roof with concrete floor.
11	38' x 25'	3 bay GP cattle yard, concrete block and Yorkshire boarding walls under an RFC roof with concrete floor and electric light with a small concrete based outside gathering yard.
12	36' x 22'	3 bay GP cattle yard, concrete block and Yorkshire boarding walls under a sloping RFC roof with concrete floor and electric light.
13		A traditional range of stone buildings under a fibre cement roof adjoining the farmhouse. See house floor plans.



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.

Planning: The property falls within the administrative area of the North York Moors National Park. Tel: 01439 770657. It should be noted that neither the house, nor the traditional farm buildings are listed

Directions: Travelling on the A171 towards Guisborough, turn left after Scaling Dam, sign posted Danby and Castleton, entering Danby village, turn left on to Lodge Lane and pass the Danby Moors National Park Centres before continuing on Lawns Road. Pass underneath the railway bridge and take the first turning left on to Red Way. Pass under the railway bridge and the road rises up before turning on to the farm track to High Butterwitts Farm, as marked by the Richardson & Smith 'for sale' board. See also location plans.



Wayleaves, Easements and Rights of Way: The property is offered for sale with the benefit of all wayleaves, easements and rights of way etc. weather mentioned in these particulars or otherwise. There is a public footpath, the Esk Valley Way, running through the farmstead.

Tenure: We understand that the property is freehold and that vacant possession will be granted on completion. Sporting, Timber and mineral rights are all in hand and will pass on completion.

Subsidy Entitlements and Environmental Schemes: The land has all been delinked from the BPS subsidy scheme therefore there are no entitlements to transfer to the purchaser. Similarly, none of the land is currently entered into any environmental stewardship scheme.

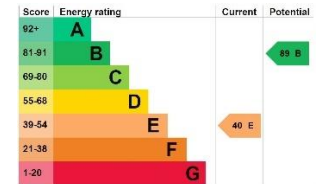
Boundaries: Vendors will only sell such interest that they have in the boundary hedges, walls, fences etc. All boundaries and areas are subject to verification with the title deeds.

Services: The property is understood to be connected to the mains water and electricity with septic tank private drainage. The house has oil central heating and a log burning stove in the main reception room. Spring water is available to some external troughs.

Council Tax: Band 'E' Approx £2,790 payable for 2024-5. North Yorkshire Council. Tel: 01723 232323

What Three Words: struggle.cover.situation

Post Code: YO21 2LL



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.

