

HIGHBURY FARM

Duggleby, Malton, North Yorkshire



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Handsome period farmhouse with outbuildings offering great scope and opportunity

Malton 7 miles • Driffield 11 miles • York and Beverley 22 miles

House: hall • cloakroom • kitchen/breakfast room • 3 reception rooms • 4 bedrooms • bathroom

Cottage: kitchen/breakfast room • utility areas • sitting room • 2 bedrooms • bathroom

Extensive range of traditional outbuildings • stables and central courtyard

Garden

In all 0.85 acres (additional land available to rent – details on p4)

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

House & Cottage - 3444 SQ FT / 319.96 SQ M

Total - 6909 SQ FT / 641.81 SQ M

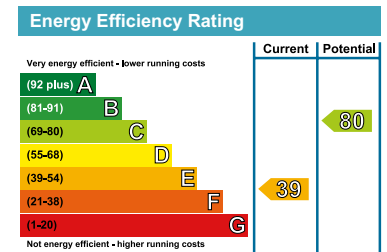
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



Highbury Farmhouse is a notably complete Yorkshire farmstead, arranged around a broad courtyard enclosed by a substantial collection of traditional brick buildings. At its centre, the farmhouse is characteristic of the prosperous Wolds farms built at the turn of the nineteenth century. Surrounding it is an impressive range of barns and former agricultural buildings, many retaining their original form and character, creating a cohesive and highly adaptable group of buildings. Together they offer exceptional flexibility, with the potential to provide an outstanding family home well suited to multi-generational living.

Adjoining the farmhouse is a self-contained cottage, currently operated as a holiday let and providing an established income stream, while also offering ancillary accommodation if preferred. The property extends to

approximately 0.84 acres and occupies a central position within a Yorkshire Wolds village, around 15 minutes' drive from Malton. There is also the opportunity by separate agreement, to lease additional land from the Estate.

- Double-fronted, detached, period farmhouse
- Adjoining 2-bedroom cottage
- Traditional courtyard with a range of outbuildings
- Scope for further enhancement, subject to the necessary consents
- In total some 0.84 acres (option to rent additional parcel of land)
- Bordering open countryside yet very accessible
- Peaceful Yorkshire Wolds setting
- Offered with no onward chain



House

Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Services & Systems: Mains water and electricity are connected. Private drainage. Oil-fired central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

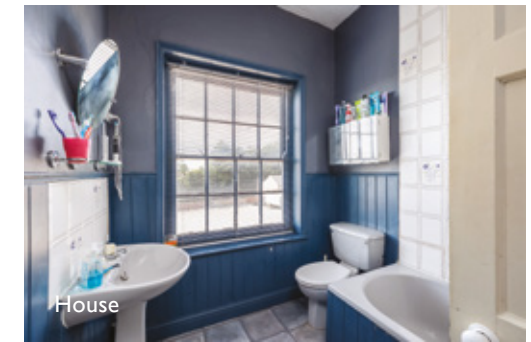
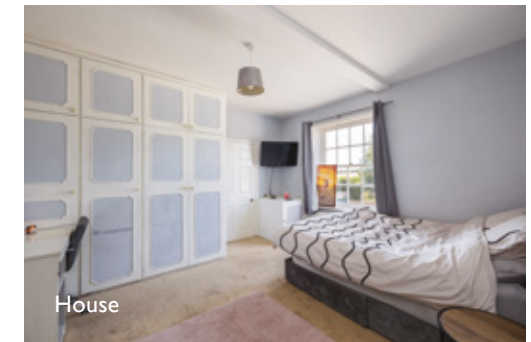
Money Laundering Regulations:

Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Agents' Note: The vendor intends to place a covenant on the traditional outbuildings and adjoining land with the aim of protecting their agricultural and heritage character. Any proposal to convert the buildings or land to residential use would require an uplift payment. Further details are available from the selling agents upon request.



House



Highbury Farm is a property of character that offers both scale and flexibility. Arranged around a traditional courtyard, the property comprises a four-bedroom farmhouse, an adjoining two-bedroom cottage and a comprehensive range of traditional brick-and-pantile outbuildings. The outbuildings include a variety of barns, former stables and stores, presenting opportunities for a wide range of uses. Whether retained for agricultural, equestrian or storage purposes, or adapted to alternative uses, subject to planning permission, the buildings represent one of the property's greatest assets.

The Birdsall Estate is offering the opportunity for a purchaser with equestrian interests to rent the adjoining 5.2 acre field on a 40 year lease. Please contact the agent for further details.

The farmhouse sits on an east-west axis and is arranged around a central hall and landing, enjoying attractive views over the courtyard and across gardens bordering open countryside. A spacious kitchen/breakfast room with a peninsula island and breakfast bar and a series of generously proportioned rooms across two floors are complemented by original features including large sash windows and traditional fireplaces.



The adjoining two-storey cottage – with an inter-connecting door on the first floor - provides valuable ancillary accommodation, equally suited to dependent relatives, guests or staff, whilst also offering income potential, subject to any necessary consents. It is currently run as an established holiday let business with a high occupancy rate.

Outside

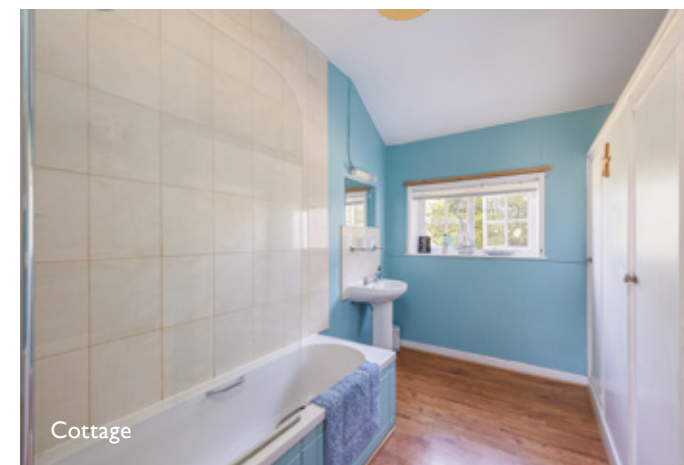
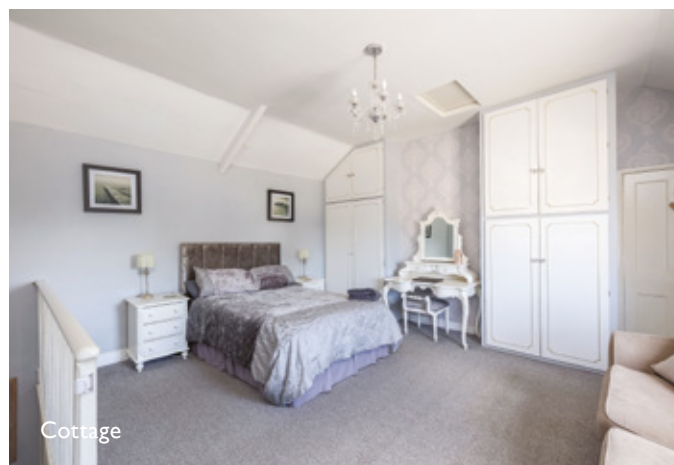
A five-bar gate within a brick wall capped with stone opens on an extensive yard providing a generous turning area and parking for multiple vehicles. The lawned garden at the rear is part-walled with well-established shrubs and trees.

The manageable grounds provide privacy and space without becoming burdensome, making the property equally appealing as a permanent residence or country retreat.

Environs

Highbury Farm is situated on the western end of Duggleby, a peaceful village surrounded by the gently rolling countryside of the Yorkshire Wolds, an area renowned for its beautiful countryside, quiet lanes and superb walking and cycling.

The property enjoys a peaceful rural setting whilst remaining readily accessible to the thriving market towns of Malton and Driffield, together with the wider commercial centres of York, Beverley and the East Coast.



House



The market town of Malton lies some seven miles to the west and offers offering an outstanding selection of independent shops, cafés, restaurants and artisan producers. The town also provides excellent schooling, sporting facilities, a hospital and rail services connecting with York and onwards to London King’s Cross and Manchester.

Driffield offers a comprehensive range of everyday amenities together with one of Yorkshire’s finest weekly markets, whilst Pocklington, Bridlington and the historic city of York are all within comfortable travelling distance, providing further shopping, educational and recreational opportunities.



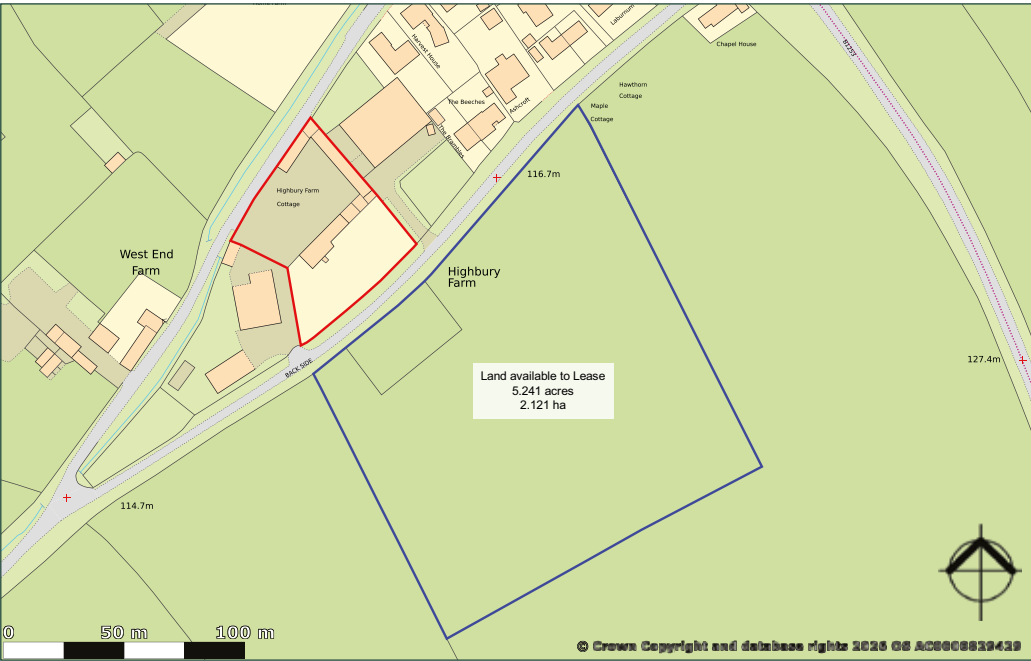
Directions

From Malton, proceed east on the A64 before turning towards Duggleby. Continue into the village where Highbury Farm will be found in the centre of the village.

What3words: ///head.nimbly.crockery

Viewing

Strictly by appointment.



ESTABLISHED 1992



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