

HIGH HUNTOW FARM,
SCARBOROUGH ROAD, BRIDLINGTON, EAST YORKSHIRE, YO16 6XH

CUNDALLS
EST 1860





HIGH HUNTOW FARM

SCARBOROUGH ROAD
BRIDLINGTON
EAST YORKSHIRE
YO16 6XH

Bridlington 5 miles, Driffield 16 miles, Beverley 25 miles, Scarborough 14 miles, Hull 30 miles and York 45 miles (all distances approximate).

A PRODUCTIVE RING-FENCED ARABLE FARM EXTENDING TO APPROXIMATELY 118.44 ACRES SITUATED ON THE EDGE OF THE YORKSHIRE WOLDS

High Huntow Farm is situated in an accessible and attractive rural position on the edge of the Yorkshire Wolds and offers considerable potential. The property comprises a 4 bedroom farmhouse with a range of buildings and in all is set within around 118.44 acres of predominantly grade II arable land

- **House:** A nicely situated farmhouse providing spacious 4 bedroom accommodation extending to approximately 2,100 sq.ft and offering scope for modernisation and further enhancement to create a superb family home.
- **Buildings:** There is an extensive range of modern and traditional farm buildings extending to approximately 21,149 sq ft in total, providing versatile accommodation for machinery, produce storage and general agricultural purposes. The buildings may offer potential for alternative uses or development, subject to consents.
- **Land:** In all the holding extends to approximately 118.44 acres, of which approximately 110.1 acres comprises productive Grade II arable land.

FOR SALE AS A WHOLE BY PRIVATE TREATY

GUIDE PRICE OFFERS OVER: £1,750,000

DESCRIPTION / BACKGROUND

High Huntow Farm is an attractively situated arable farm located on the edge of the Yorkshire Wolds and comprises a substantial 4 bedroom farmhouse, together with an extensive range of more modern and traditional farm buildings and yard, set within approximately 118.44 acres of land.

The property occupies a convenient and accessible rural position off the A165 (Scarborough Road), Bridlington, within the East Riding of Yorkshire, enjoying open countryside surroundings whilst remaining readily accessible.

Despite its rural setting, the farm benefits from excellent road connections to the surrounding centres of Bridlington, Driffield, Beverley and Scarborough.

The residential accommodation is provided within a farmhouse extending to approximately 2,100 sq ft, offering spacious 4 bedroom accommodation spread over two floors, with scope for modernisation and further enhancement.

The farm buildings are arranged around a large, open and well-configured yard, offering ample space for modern agricultural machinery and operations, and comprise a mix of more modern and traditional structures providing extensive accommodation for machinery, produce storage and general agricultural purposes.

Several of the traditional buildings may offer longer-term potential for alternative uses or redevelopment, subject to the necessary consents.

In total, High Huntow Farm extends to approximately 118.44 acres, comprising approximately 110.1 acres of productive Grade II arable land.

The arable land comprises free-draining, good bodied loam soils over chalk and is suitable for producing high yielding cereal crops and root crops.

The remainder of the holding includes the farmstead, a woodland shelter belt extending to approximately 3.1 acres which provides protection to the farmhouse and buildings, together with approximately 3 acres of grass paddocks situated to the front of the house.

Overall, the property offers a well-balanced and versatile holding with both strong agricultural and amenity appeal.

LOCATION

One of the main attractions of High Huntow Farm is its accessible and convenient location. The property occupies a pleasant rural position off the A165 (Scarborough Road) within the East Riding of Yorkshire, enjoying open countryside surroundings whilst remaining readily accessible.

Situated on the eastern edge of the Yorkshire Wolds between Grindale and Bempton, the farm lies within an attractive and well-regarded agricultural area, benefiting from productive land and a gently undulating landscape, whilst also being within easy reach of the East Yorkshire coastline.

Despite its rural setting, the farm benefits from excellent road connections and is well placed for access to the surrounding centres of Bridlington, Driffield, Beverley, Scarborough, Hull and York, all of which provide a wide range of commercial, professional and transport facilities.

Bridlington is within 5 miles and provides a comprehensive range of day-to-day services and amenities, including supermarkets, independent shops, primary and secondary schools, healthcare facilities and a range of leisure and recreational opportunities.



HOUSE

High Huntow farm includes an attractive farmhouse providing approximately 2,100 sq.ft of accommodation arranged over two floors. Constructed of red brick beneath a pitched tiled roof, the house occupies a pleasant position within its own garden and grounds and enjoys open views across the surrounding farmland.

The property offers well-balanced 4 bedroom accommodation with generous room proportions throughout, typical of a farmhouse of this style, together with a range of useful ancillary spaces including an adjoining store and office. The house retains its traditional layout and character, whilst now presenting clear opportunities for modernisation and improvement.

In basic summary, the property comprises as follows:

GROUND FLOOR

CONSERVATORY / PORCH

10'4" x 6'4" (3.14m x 2.04m)

A useful entrance space with glazing to three sides providing good natural light and views over the garden. Providing access into the principal accommodation.

SITTING ROOM

25'3" x 13'5" (7.70m x 4.10m)

A substantial principal reception room with a large window to the front elevation enjoying open views. A particularly spacious room offering excellent family living space.

DINING ROOM

13'5" x 12'4" (4.10m x 3.75m)

A well-proportioned reception room positioned centrally within the house, suitable for formal dining and entertaining.

KITCHEN

13'5" x 12'6" (4.10m x 3.80m)

A good-sized kitchen with fitted units and outlook to the rear. The room offers scope for updating and potential reconfiguration to create a larger open-plan living kitchen.

PANTRY

7'7" x 6'4" (2.32m x 1.94m)

Useful storage space located off the kitchen

STORE

18'5" x 12'4" (5.62m x 3.75m)

A substantial adjoining store offering excellent ancillary space, with potential (subject to consents) for conversion into additional living accommodation.



FIRST FLOOR

The first floor is arranged around a central landing providing access to four bedrooms and bathroom facilities.

BEDROOM ONE

13'5" x 12'2" (4.10m x 3.71m)

Double bedroom with window to the front elevation enjoying rural views.

BEDROOM TWO

13'5" x 12'6" (4.10m x 3.80m)

A further double bedroom of similar proportions.

BEDROOM THREE

13'5" x 12'6" (4.10m x 3.80m)

Another good-sized double bedroom.

BEDROOM FOUR

12'5" x 10'6" (3.78m x 3.21m)

A smaller double or large single bedroom.

SHOWER ROOM

8'3" x 6'5" (2.51m x 1.95m)

Fitted with shower, wash hand basin and associated fittings.

WC

6'1" x 2'7" (1.85m x 0.80m)

Separate WC.

OUTSIDE

The farmhouse is set within a clearly defined garden, laid predominantly to lawn and bounded by low brick walling and established vegetation. The property enjoys open views across the surrounding agricultural land and benefits from a pleasant rural setting. A driveway to the side provides access and parking, with direct connection to the wider holding.

GENERAL COMMENTS

High Huntow Farmhouse offers a spacious and versatile rural property with a traditional layout and significant potential for improvement. The inclusion of the adjoining store provides further opportunity to extend the living accommodation, subject to the necessary planning consents.



BUILDINGS

High Huntow Farm benefits from an extensive and well-arranged range of agricultural buildings extending in total to approximately 21,149 sq ft.

The buildings comprise a combination of more modern and traditional general-purpose structures, providing versatile accommodation for machinery, produce storage, workshop use and general agricultural purposes. The range includes a number of open-fronted and portal-framed buildings together with traditional brick-built structures, offering flexibility for a variety of farming operations.

The traditional buildings, in particular, offer character and may provide longer-term potential for alternative uses or redevelopment, subject to the necessary planning consents.

Overall, the buildings provide a well-balanced and functional range, capable of supporting a wide variety of agricultural and ancillary uses. The buildings comprise as follows:

1: WORKSHOP - 18.70m x 9.30m

Modern steel portal framed workshop with concrete floor, Roller shutter door and breezeblock walls with timber cladding above.

2: GENERAL PURPOSE STORAGE - 11.34m x 17.05m

Timber framed building with timber lean to with earth floors and tin roof and cladding on one elevation.

3: GENERAL PURPOSE STORAGE - 18.61m x 12.50m

Large general purpose steel portal frame building with earth floors

4: GRAIN STORE / GENERAL PURPOSE STORAGE - 18.48m x 16.68m

A large steel portal frame grain storage building with a sloping concrete floors.

5: TRADITIONAL GRANARY - 20.04m x 7.24m

Traditional stone/ brick granary building with a pantile roof may offer potential for alternative uses or redevelopment, subject to the necessary planning consents.

6: GENERAL PURPOSE STORAGE - 25.65m x 14.01m

General purpose steel portal frame building with a concrete floor generally in a poor condition.

7: GENERAL PURPOSE STORAGE - 27.91m x 5.43m

Range of traditional timber framed buildings

8: GENERAL PURPOSE STORAGE - 25.25m x 6.06m

Traditional brick built general purpose agricultural storage buildings with pitched pantile roof that may offer further development potential subject to necessary consents.



LAND

In all, High Huntow Farm extends to approximately 118.44 acres within a ring fence.

The land comprises approximately 110.1 acres of productive Grade II arable land, which lies in a ring-fenced block located to the east of the farmhouse and buildings. The land is well suited to modern arable farming operations, being of a practical layout and divided into 4 workable field enclosures with good access.

The soils are typical of the Yorkshire Wolds, being predominantly chalk-based, free-draining loams well suited to a range of arable cropping, including cereals, oilseed rape and root crops. The land is capable of producing consistent yields and is well regarded for its versatility and ease of working.

A particularly attractive feature of the property is the shelter belt of woodland extending to approximately 3.1 acres, which provides protection and shelter to the farmhouse and buildings, together with approximately 2.5 acres split across 2 grass paddocks situated to the front of the house, adding both practical and amenity value.

The remainder of the holding comprises the farmhouse gardens and grounds, farmyard, buildings and access areas. Overall, the land offers a well-balanced and versatile holding with both strong agricultural appeal and wider amenity interest.

The land is classified as Grade II on the Agricultural Land Classification Maps.



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 are not included within the sale as they can no longer be transferred.

ENVIRONMENTAL SCHEMES

The land is not currently believed to be managed under 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.

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

Sporting, Mineral and Timber rights are understood to be in hand and included in the sale.

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 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 OR stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Private septic tank drainage.

Council Tax: Band D.

EPC: F

Planning: East Riding of Yorkshire Council Tel: 01482393939.

Tenure: The property is Freehold and vacant possession will be given upon completion.

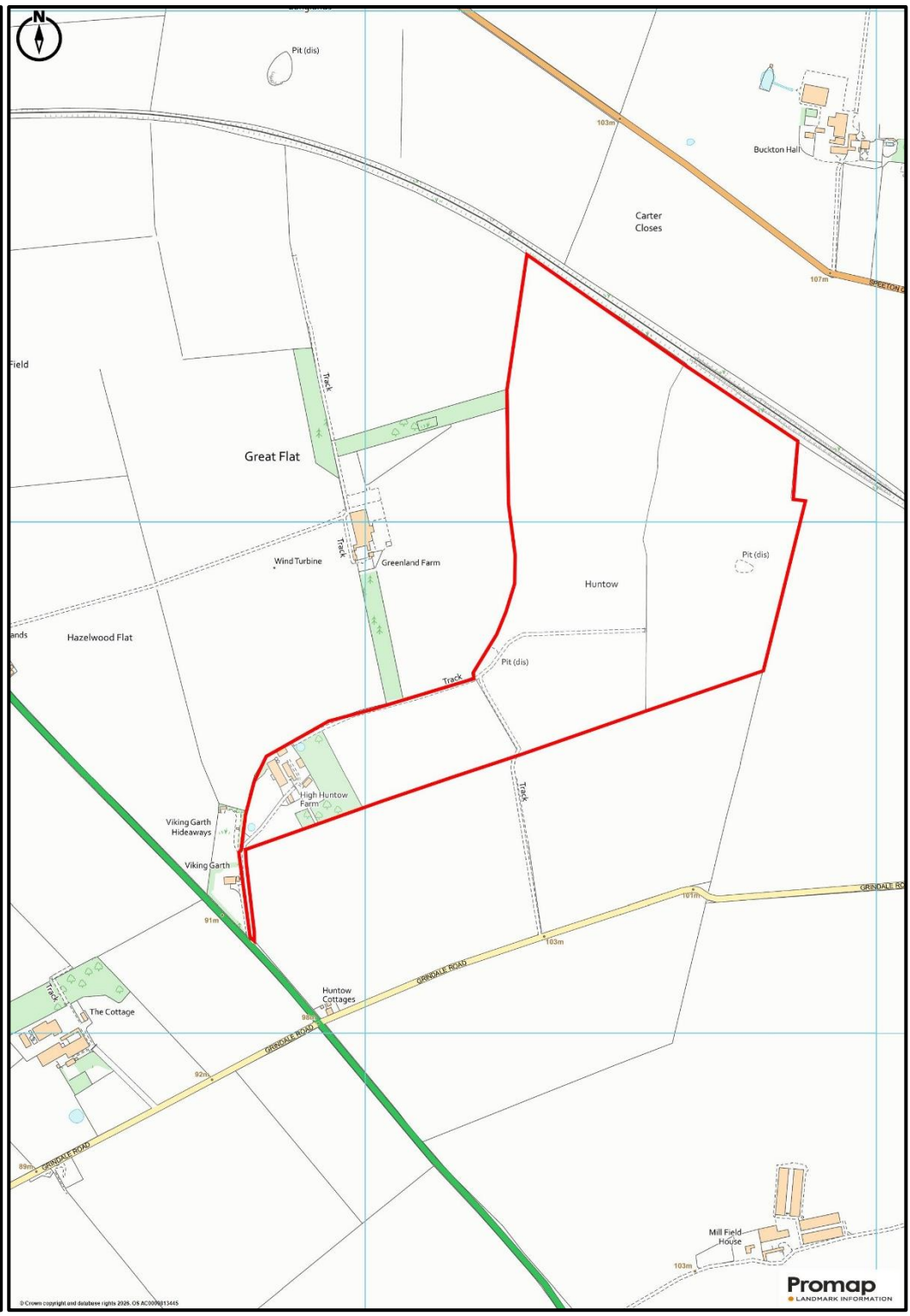
Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820

Postcode: YO16 6XH

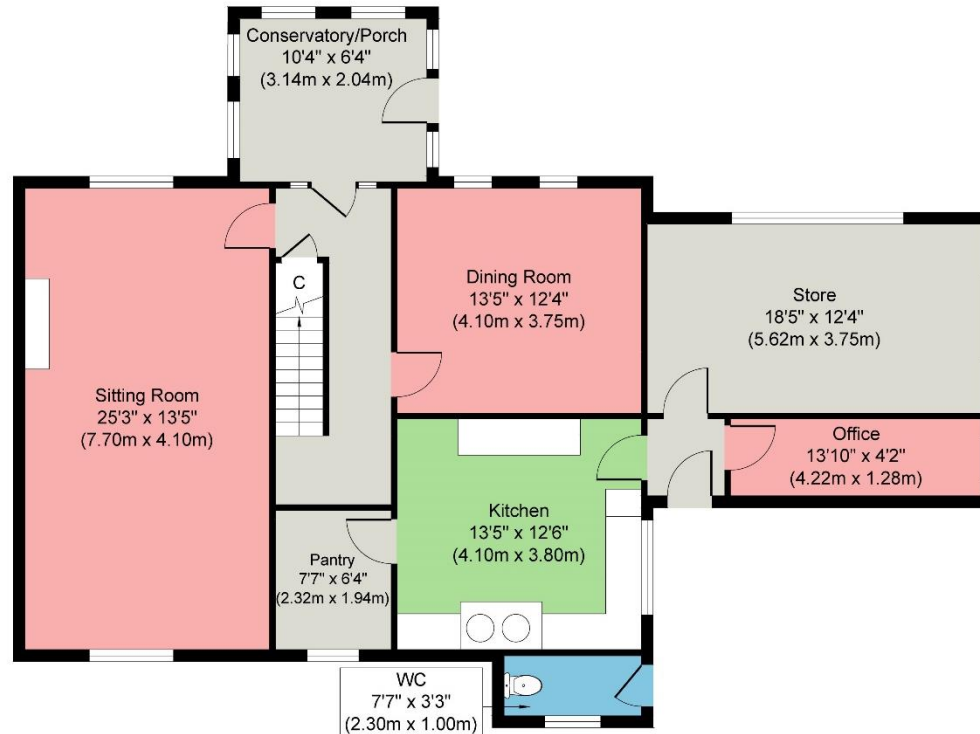
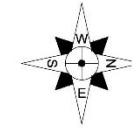
NOTICE:

Details and photographs prepared May 2026.

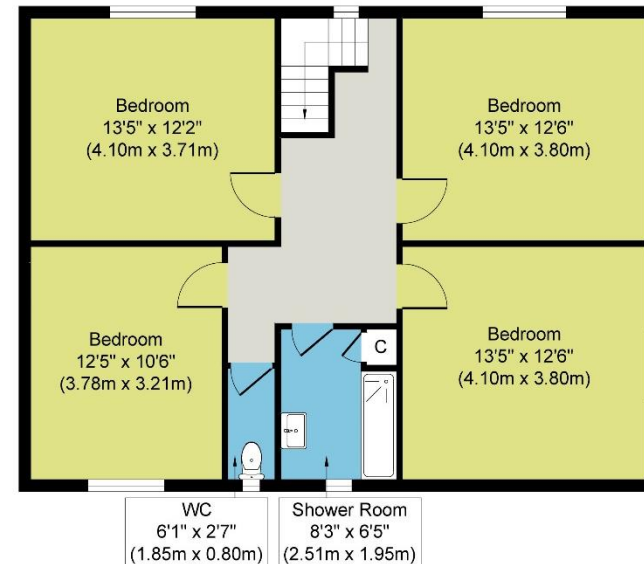
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FLOORPLANS (not to scale for approximate guidance only)



Ground Floor
Approximate Floor Area
1259 sq. ft
(116.94 sq. m)



First Floor
Approximate Floor Area
857 sq. ft
(79.61 sq. m)

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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An aerial photograph of a rural landscape. The foreground and middle ground are dominated by large, rectangular green fields, likely pastures or young crops. Interspersed among these are several bright yellow fields, characteristic of rapeseed. A dense line of trees runs diagonally across the lower half of the image, with a farmstead consisting of several buildings and a barn situated within it. The background shows a flat horizon under a clear blue sky with a few wispy clouds.

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