



Little Ouseburn

Offers In The Region Of £1,000,000

Stephensons
estate agents & chartered surveyors



Thorpe Green Lane,
York YO26 9SP

Est. 1871

Offers In The Region Of
£1,000,000

**** STUNNING PERIOD FARMHOUSE ****

This Grade II Listed detached house offers over 4,065sq.ft of internal accommodation and is set within mature gardens with woodland and paddock land, requiring a comprehensive program of modernisation with enormous potential for improvement.

This Grade II listed, period farmhouse, set back from Thorpe Green Lane is approached via a shared driveway and set within generous gardens, woodland and adjoining approx. 1 acre paddock.

Kirby Hall Farm is shaded in purple on the plan and forms part of a larger development opportunity with Kirby Hall Farm Cottage & Kirby Hall Farm Barns. The Farmhouse can be bought as a single lot, combination of Lots, or included as part of a full site sale.

Lot 1 – Kirby Hall Farm – £1,000,000 (to Include additional paddock)

Lot 2 – Kirby Hall Farm Cottage – £600,000

Lot 3 – Barns for Development – £1,500,000 (To include the circa 6.4 acres)

Internally, the property requires a comprehensive programme of modernisation and upgrading with 4,065 sq.ft of internal accommodation, excluding a lower ground floor cellar.

The property offers enormous scope for improvement,



Tenure: Freehold
 Services/Utilities: Electricity & Water are understood to be connected, and the property has oil central heating. Sewerage is to a septic tank.
 Broadband Coverage: Up to 76* Mbps download speed
 Council Tax: G - North Yorkshire Council
 EPC: E (39)

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.



including 2 generous loft rooms which could easily be renovated in order to create recreational space such as a studio, gym or games room, as could the cellar space.

The ground floor features a stunning sitting room overlooking the front garden and land, and a dining room with a feature bay window. In addition there is a farmhouse kitchen, which requires renovation, and a spacious utility room with staircase leading to the first floor.

At the rear of the property is a ground floor bathroom and study, in addition to a second staircase which gives access to both the first floor and the lower ground floor.

To the first floor are 5 generous bedrooms, in addition to a first floor bathroom. All the bedrooms require modernisation and upgrading.

Externally, Kirby Hall Farm is set within front and side lawned gardens with an orchard and woodland. There is an additional approx. 1 acre paddock, which is included within the sale, along with a garage/store. There is ample space for off road parking set within an adjoining courtyard, and the property is located just outside the village of Little Ouseburn, regarded as one of the region's most sought-after villages

Anti Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

Partners:

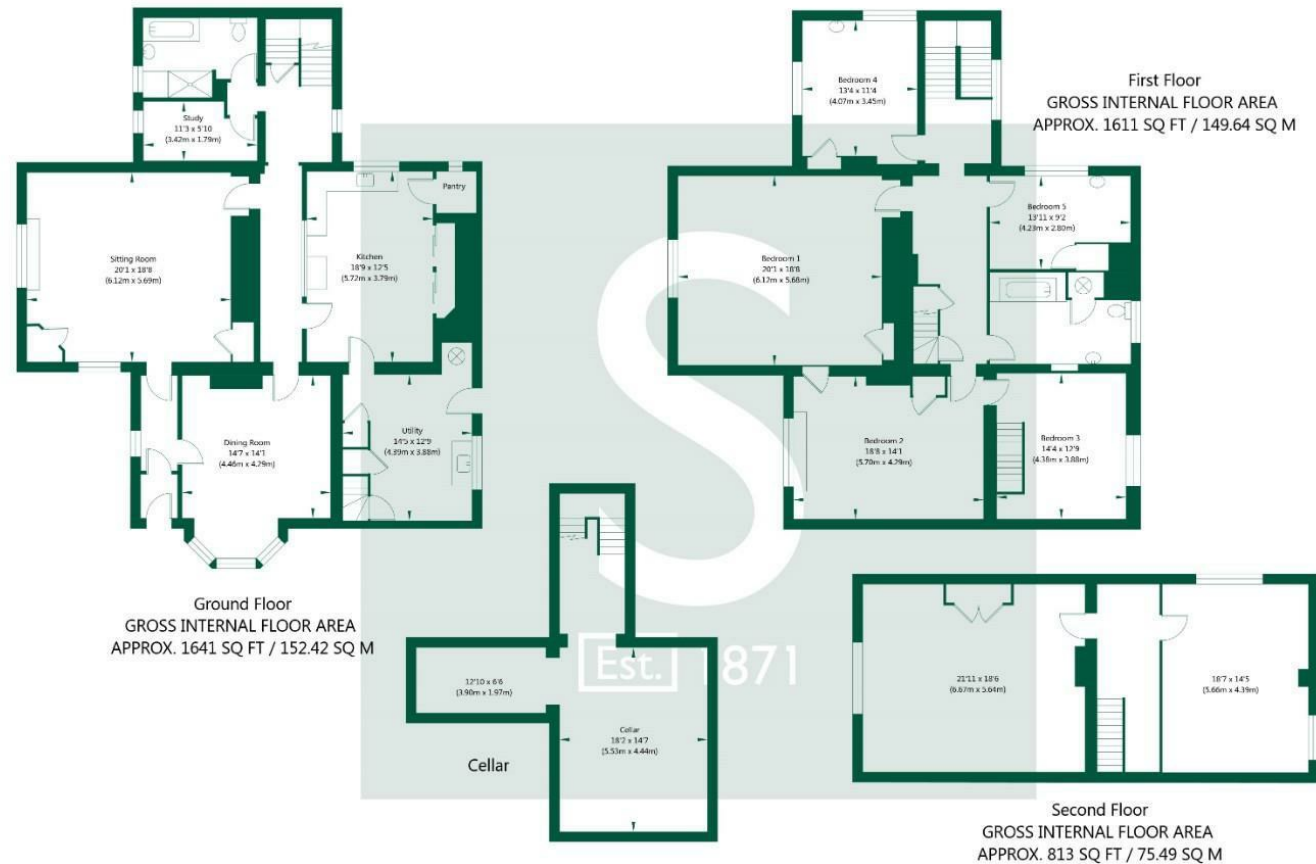
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Thorpe Green Lane, Little Ouseburn, YO26 9SP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4065 SQ FT / 377.55 SQ M - (Excluding Cellar)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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