

MANOR FARM BARN HARSWELL, YORK, YO42 4LE

(J37 M62 - 11 miles) (Market Weighton - 5 miles) (Pocklington - 7 miles)

FOR SALE - OFFERS IN THE REGION OF £547,500



- **A Detached Brick Barn Conversion**
- **2 Reception Rooms, Kitchen Diner, Utility**
- **4 Bedrooms, 3 Bathrooms & Study**
- **Garden & Parking Area**
- **Popular Rural Location**
- **Subject to Agricultural Occupancy Condition**

Agents

DDM Agriculture

Bishops Manor

Market Place

Howden, DN14 7BL

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Ref: Matthew Willoughby

Email: howden@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

Manor Farm Barn, Harswell, York, YO42 4LE is situated off Bull Lane, 0.5 miles to the west of the rural hamlet of Harswell. The property is 5 miles and 7 miles away from Market Weighton and Pocklington respectively, which provide a wide range of amenities. The property is accessed from Bull Lane via a private drive over which Manor Farm Barn benefits from a right of way.

Description

The property comprises a 4 Bedroom Detached Brick Barn Conversion with domestic gardens and ample parking set in 0.26 acre, or thereabouts. The property is decorated to a high standard with double glazed timber windows throughout. The property is currently used as a single dwelling but could be reconfigured to include a self-contained annexe.

The property is subject to an Agricultural Occupancy Condition which states that 'The occupation of the dwelling shall be limited to a person solely, or mainly employed, or last employed, in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry, or a dependant of such a person residing with him (but including a widow or widower of such a person)'. Any offers from a person who does not meet these conditions will not be considered.

The House Accommodation comprises:-

Entrance and Hallway - 23'0" x 11'6" (7.01m x 3.51m) to extremes

Having access to Kitchen, Living Room and Utility and stairs to 1st floor, under-stairs cupboard and double central heating radiators.

Kitchen Diner - 20'3" x 24' 2" (6.17m x 7.37m) to extremes

Having Aga, pantry, island unit, double doors to patio, fireplace, stone floor in the kitchen and wooden floor in the diner.

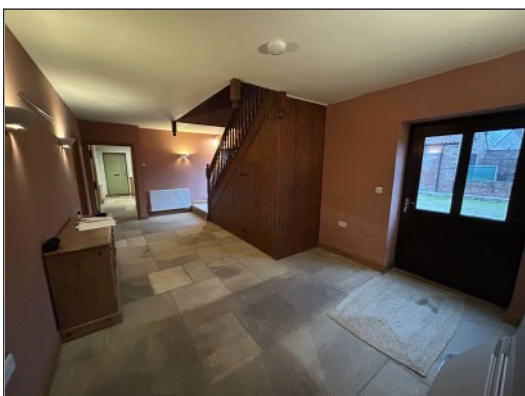
Living Room - 21' 11" x 11'9" (6.68m x 3.58m)

Having a fireplace, large window and double central heating radiator.

Through the annexe door to:

Utility/Kitchen - 11'6" x 12' 0" (3.51m x 3.66m) to extremes

Having pine units, electric, door to outside, double central heating radiator and stone floor.



Adjoining Living Room/Diner - 11'10" x 14'4" (3.61m x 4.37m) to extremes
Having stairs to the first floor, under stairs storage, doors to garden, double central heating radiator and carpeting.

Shower Room - 7' 8" x 7' 10" (2.34m x 2.39m) to extremes
Having shower, low flush W.C. and sink.

First Floor

Landing/Office - 12' 3" x 12' 9" (3.73m x 3.89m) to extremes
Having double central heating radiator and timber floor.

Annexe Hallway - 9' 9" x 3' 4" (4.57m x 1.02m) to extremes
Having access to the annexe bedroom, office, bathroom and main landing.

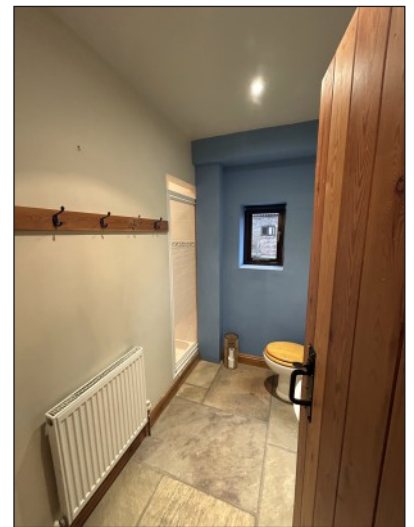
Bedroom - 12' 0" x 11' 6" (3.66m x 3.51m) to extremes
Having access to the Bathroom, timber beam, double central heating radiator and carpeting.

Bathroom - 9' 9" x 7' 8" (2.97m x 2.34m) to extremes
Having shower, low flush W.C., sink, airing cupboard with hot water tank, double central heating radiator and heated towel rail.

Through the annexe door to:

Main Landing - 24'11" x 11'6" (7.59m x 3.51m) to extremes
Having access to annexe, 3 Bedrooms, Bathroom, walk-in cupboard, stairs, double central heating radiator and carpeting.

Master Bedroom - 15'7" x 20'4" (4.75m x 6.2m) to extremes
Having access to Bathroom, double aspect, 2 central heating radiators and carpeting.



Family Bathroom - 14'10" x 11'6" (4.52m x 3.51m) to extremes
Having access to the Landing and Master Bedroom, bath, shower cubicle, low flush W.C. sink, airing cupboard with hot water tank, central heating radiator, heated towel rail and loft hatch.

Bedroom 2 - 12'2" x 11'8" (3.71m x 3.56m)
Having timber beam, central heating radiator and carpeting.

Bedroom 3 - 12'2" x 10'2" (3.71m x 3.1m)
Having timber beam, central heating radiator and carpeting.

Domestic Gardens
Surrounding the south and west sides of the property is a good sized lawn garden area including a stone paved patio with access to the Kitchen/Diner.
On the eastern side of the property is a gravelled parking area suitable for several vehicles.



Plan
The property is shown on the attached plan hatched blue for identification purposes only.

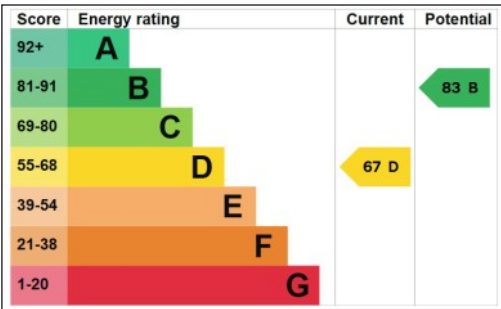
Services
Mains services of water and electricity are installed. Drainage is to a septic tank. Oil Central Fired Heating system
None of the services or associated appliances have been checked or tested.

Council Tax
Payable to the East Riding of Yorkshire Council.

Offer Procedure
If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations. Offers will only be considered from purchasers who meet the requirements of the Agricultural Occupancy Condition.

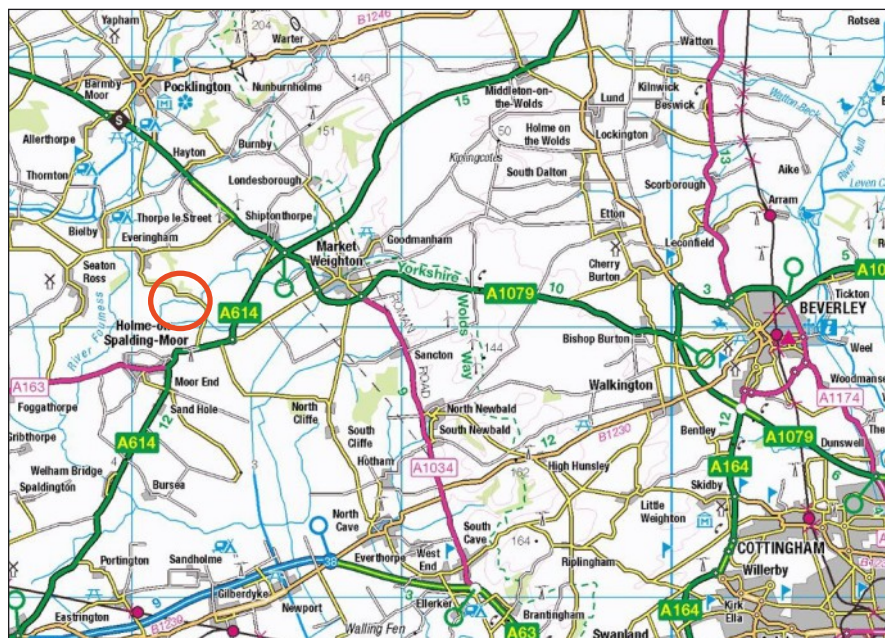
Viewings
If you require any further information or wish to view this property please contact the Selling Agents, DDM Agriculture Tel: 01430 331333 or email: howden@ddmagriculture.co.uk

Energy Performance Graph
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
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MJAW/MFB/HO-25/167
3rd July 2026

