

# MATTESON FARM

Lower Dunsforth, York



## MATTESON FARM

**18th century farmhouse and range of barns offering an outstanding development opportunity, set in over 11 acres**

*Boroughbridge 4 miles • Harrogate 15 miles • York 16 miles*

Period farmhouse of 3535 sq ft

Traditional barns with planning permission to create a 2-storey house

Double garage • gardens • tennis court

Fields with riverside frontage

In all some 11.34 acres

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham  
York, YO30 7BL  
sales@blenkinandco.com  
01904 671672

[blenkinandco.com](http://blenkinandco.com)

# Matteson Farm, Mary Lane Lower Dunsforth, York YO26 9SA

## Approximate Gross Internal Floor Area

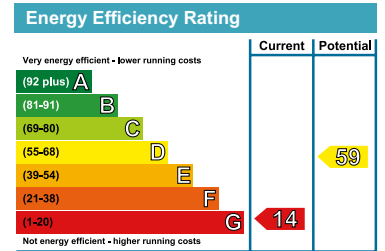
3535 SQ FT / 328.37 SQ M

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



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1822 SQ FT / 169.26 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1713 SQ FT / 159.11 SQ M



City

Country

Coast

Matteson Farm has been a much-loved family home for fifty years and is now offered for sale with no onward chain. Requiring comprehensive renovation, the Grade II listed farmhouse, together with its adjoining barns, is believed to date from the early eighteenth century and presents a rare opportunity to create an exceptional country residence in a picturesque riverside setting.

Planning permission has been granted for the conversion of the adjoining barns into a substantial two-storey dwelling, thoughtfully designed to complement the original farmhouse. The barns are held under a separate title from the principal residence, offering flexibility for multi-generational living, guest accommodation, income generation or resale, subject to the purchaser's requirements.

**Tenure:** Freehold

**Local Authority:**

North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**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

The surrounding land is contiguous and includes extensive frontage to the River Ure, creating a highly attractive arrangement of house, barns, gardens and grounds within a wonderfully private and unspoilt setting.

- Grade II listed detached period farmhouse requiring renovation
- Versatile accommodation extending to more than 3500 sq ft
- Adjacent barns with planning permission for conversion into a single dwelling - architectural plans drawn and available on the property portal
- River frontage
- Additional land available subject to negotiation
- Attractive setting bordering open countryside
- Sought-after village close to Boroughbridge
- Conveniently positioned between York and Harrogate, rapid access to the A1M

of the property is in satisfactory order.

**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.



Matteson Farm enjoys a delightful rural setting, bordered by open countryside to the south and west, while the river Ure forms the northern boundary. The combination of historic buildings, riverside land and surrounding countryside creates a unique opportunity to restore and develop a significant Yorkshire farmstead.

The land surrounds the farmhouse on three sides and extends to the banks of the river Ure, providing approximately 200 metres of river frontage and encompassing riverside fields. Close to the farmhouse and barns are established areas of lawn, mature woodland and a tennis court.





Enhanced by CGI



Planning permission has been granted for the conversion of the barns, including the dovecote and wheelhouse, into a distinctive dwelling arranged over two floors and extending to approximately 4023 sq ft. It would comprise a combination of habitable accommodation – including three bedrooms - and versatile ancillary space suitable for a range of uses. These may include a home office, covered outdoor seating area, outdoor kitchen, cinema, gym or wellness space, workshop and store - all subject to any necessary consents.

Consideration may be given to the sale of the farmhouse and barns as separate lots, depending on purchaser requirements.



## Proposed Plan – Barn

Approximate Gross Internal Floor Area  
4023 SQ FT / 373.75 SQ M

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



For illustrative purposes only

## Environs

Matteson Farm occupies an enviable position on the edge of the village of Lower Dunsforth, a traditional North Yorkshire village surrounded by open countryside and the river Ure. Village life centres around the parish church, while the nearby villages of Marton-cum-Grafton and Great Ouseburn, together with the market town of Boroughbridge, provide an excellent range of day-to-day amenities.

The area is well served by schooling, including highly regarded state schools and independent options in Ripon, York and Harrogate, together with Cundall Manor School.

The village is conveniently located for access to the A1(M) via Junctions 47 and 48, while rail services are available from Cattal Railway Station on the York-Harrogate line, providing connections to the wider rail network.

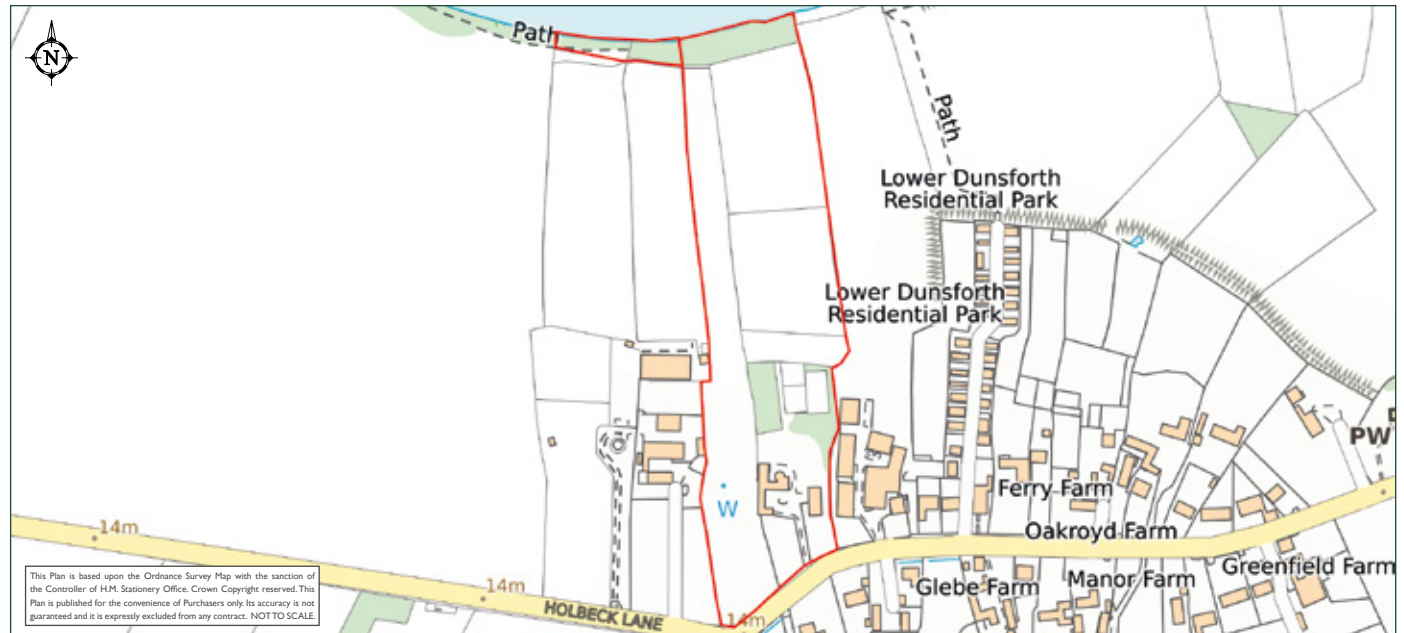
## Directions

The drive is accessed off Mary Lane at the western end of the village.

**What3words:** ///overjoyed.lawn.loves

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** 2024 and 2026. Brochure by wordperfectprint.com

**Blenkin**  
& Co

ESTABLISHED 1992

