

**SUNNYSIDE FARM
FYLINGTHORPE, NORTH YORK MOORS NATIONAL PARK**

Cundalls





SUNNYSIDE FARM

FYLINGTHORPE, ROBIN HOODS BAY
NORTH YORK MOORS NATIONAL PARK
YO22 4QE

Whitby 6 miles, Scarborough 15 miles, York 48 miles, York 75 miles (all distances approximate)

A delightfully un-spoilt Grade II Listed farmhouse within grounds and land of 3.3 acres, set in an incomparable location on the edge of Fylingthorpe, with exceptional sea and coastal views.

- Fantastic lifestyle property, comprising a characterful stone farmhouse providing over 2,400 square feet of accommodation, with huge potential for improvement throughout.
- Boot Room with Cloak - Farmhouse Kitchen – Pantry - Breakfast Room - Sitting Room - Snug
- Master bedroom with en-suite – two further double Bedrooms – Bathroom – up to two attic bedrooms.
- A substantial range of adjoining buildings, amounting to 1,000 square feet offering fantastic potential.
- Set within land and grounds amounting to 3.3 acres, of which 3 acres comprises grazing land. Attractively landscaped grounds. Range of useful traditional buildings .

GUIDE PRICE £750,000

DESCRIPTION

Coming onto the market for the first time in over 70 years, Sunnyside Farm is a wonderfully unspoilt Grade II listed farmhouse which offers an exceptional outlook with enormous potential for improvement and refurbishment. Set in 3.3 acres the property is ideal for buyers looking for a true lifestyle property, with an ethos on the good life, or as a smallholding or equestrian property. In an area well known for its history and cracking sea and coastal views, Sunnyside Farm has both of these traits in abundance. The view from the front of the house, which takes in a broad sweep of countryside, across the coast to Ravenscar is simply superb and can be enjoyed from almost every room in the house.

Built from dressed local stone under a tile roof, the farmhouse has a rich and varied history and dates back to the early 18th century, with later alterations and extensions creating a distinctive house of two halves. Well deserving of its listed status, the property exhibits a number of character details, including an original range to the kitchen and unusual tripartite sash windows to the front. Adjoining the house is a substantial range of traditional buildings, which could offer subject to all necessary consents and permissions potential to create additional or ancillary accommodation to the main house.

In need of refurbishment throughout, the house provides over 2,400 square feet of accommodation, arranged over three floors. In brief: boot room with cloakroom, farmhouse kitchen, breakfast room, central hallway with pantry and two front facing reception rooms. On the First floor are three double bedrooms, one with an en-suite bathroom and a further main house bathroom. To the attic floor are two further rooms.

In all Sunnyside Farm sits within 3.3 acres of extremely well established and attractively landscaped gardens and land. Of this 3 acres comprise grazing land, with a separate access point off Sled Gate. A number of useful traditional buildings stand within the garden, including potting shed, workshop, log store and garden store.

LOCATION

Sunnyside Farm is located on the western fringes of Fylingthope, a small village just 5 miles south of Whitby and situated just above the very picturesque coastal village of Robin Hoods Bay. Within Fylingthorpe there is a good level of local amenities including village shop, public house, doctor's surgery, primary school and Fyling Hall which is a highly regarded private school. Whitby lies just 5 miles away and provides a fascinating mix of eclectic shops and high-quality restaurants. The historic City of York is around 40 miles distant and provides a further large range of services and amenities including a mainline train station providing links to London and Edinburgh within 2 hours.

ACCOMMODATION

BOOT ROOM

2.66 m (8'9") x 1.30 m (4'3")

Stable door. Tiled floor. Yorkshire sliding sash window. Beamed ceiling. Half glazed door to the kitchen.

CLOAKROOM

1.42 m (4'8") x 1.27 m (4'2")

Low flush WC. Wash hand basin. Tiled floor. Beamed ceiling

KITCHEN

4.10 m (13'5") x 3.45 m (11'4")

Range of fitted base and wall units incorporating double drainer stainless steel sink unit. Electric cooker point. Original working range. Automatic washing machine point. Sliding sash window to the rear. Beamed ceiling. Tiled floor.



BREAKFAST ROOM

4.70 m (15'5") x 3.00 m (9'10")

Sliding sash window to the front. Sash window to the rear. Flagstone floor. Cast iron wood burning stove set upon a flagged hearth with a back boiler. Beamed ceiling. Television point.



HALLWAY - Front door. Back door. Electric fuses and consumer unit.

INNER HALL

Stairs to the first floor with fitted under-stairs cupboard. Painted beamed ceiling. Electric wall heater.

SNUG

4.20 m (13'9") x 3.13 m (10'3")

Tripartite windows with a central sash. Open fire set upon a tiled hearth. Fireside shelving and fitted storage cupboard. Original floorboards.

SITTING ROOM

5.15 m (16'11") x 3.70 m (12'2")

Tripartite windows with a central sash. Half panelled walls. Cast iron multi fuel stove, set into a dressed stone fireplace with a flagstone heath. Painted beamed ceiling. Electric wall heater.

PANTRY

3.00 m (9'10") x 2.60 m (8'6")

Fitted shelving. Windows to the rear and side



FIRST FLOOR

BEDROOM ONE

5.16 m (16'11") x 3.58 m (11'9")

Tripartite windows with a central sash and window seat. Radiator. Painted beams. Fitted storage cupboard.



BEDROOM TWO

3.54 m (11'7") x 2.91 m (9'7")

Tripartite windows with a central sash and window seat. Radiator. Painted beams. Fitted storage cupboard.

BEDROOM THREE

4.28 m (14'1") x 3.85 m (12'8")

Sliding sash window. Radiator. Fitted storage cupboard.

EN-SUITE BATHROOM

4.30 m (14'1") x 2.15 m (7'1")

Bath. Low flush WC. Bidet. Pedestal wash hand basin. Sliding sash window to the front. Exposed floorboards. Radiator. Overhead drying rack.



BATHROOM

4.26 m (14'0") x 2.65 m (8'8")

Bath with shower overhead Low flush WC. Pedestal wash hand basin. Sliding sash window to the rear. Exposed floorboards. Radiator. Airing cupboard housing the hot water cylinder with immersion heater.

SECOND FLOOR

ATTIC ROOM

5.50 m (18'1") x 4.40 m (14'5")

Exposed floorboards. Conservation roof light.

ATTIC ROOM

5.50 m (18'1") x 3.74 m (12'3")

Exposed floorboards. Conservation roof light. Window to the side.



BUILDINGS



ADJOINING BUILDINGS

Adjoining the Farmhouse are a range of traditional stone and tile agricultural buildings, which provide over 1,000 square feet of space. These offer potential to be redeveloped subject to obtaining all the necessary consents or permissions.

BARN

5.10 m (16'9") x 5.10 m (16'9")

BARN

8.80 m (28'10") x 5.00 m (16'5")

BARN

5.85 m (19'2") x 4.71 m (15'5")

STABLE BLOCK

Traditional stone and tile construction.

LOOSE BOX 4.00 m x 3.00 m

LOOSE BOX 4.00 m x 3.00 m

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GARDEN AND GROUNDS

Sunnyside Farm is approached along a short driveway and opens up onto a larger area which could be arranged to provide a good level of parking. Well established and carefully landscaped cottage style gardens lie to the front and rear of the house. Laid to lawn and edged with borders filled with a wide variety of bulbs, flowers, mature shrubs and ornamental trees. A broad stone terrace, originally the Monks Trod, stands to the immediate front of the house and provides a sheltered spot from which to sit out and enjoy the fantastic outlook.

Within the garden are a number of useful, traditional stone and tile buildings. Comprising, log store, potting shed, wood store and workshop.

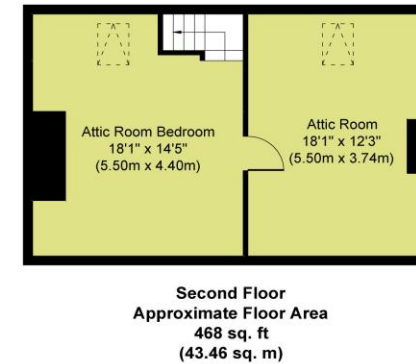
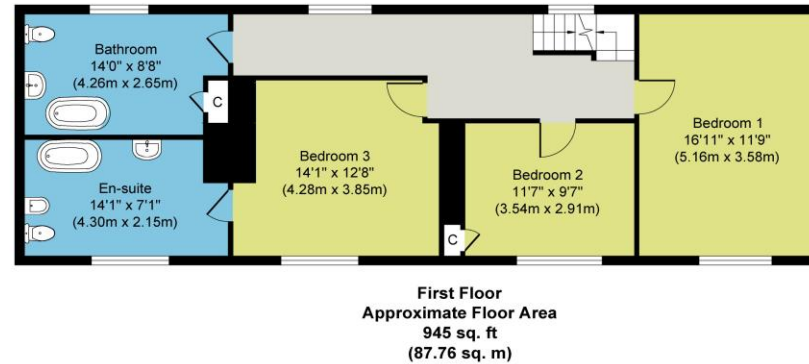
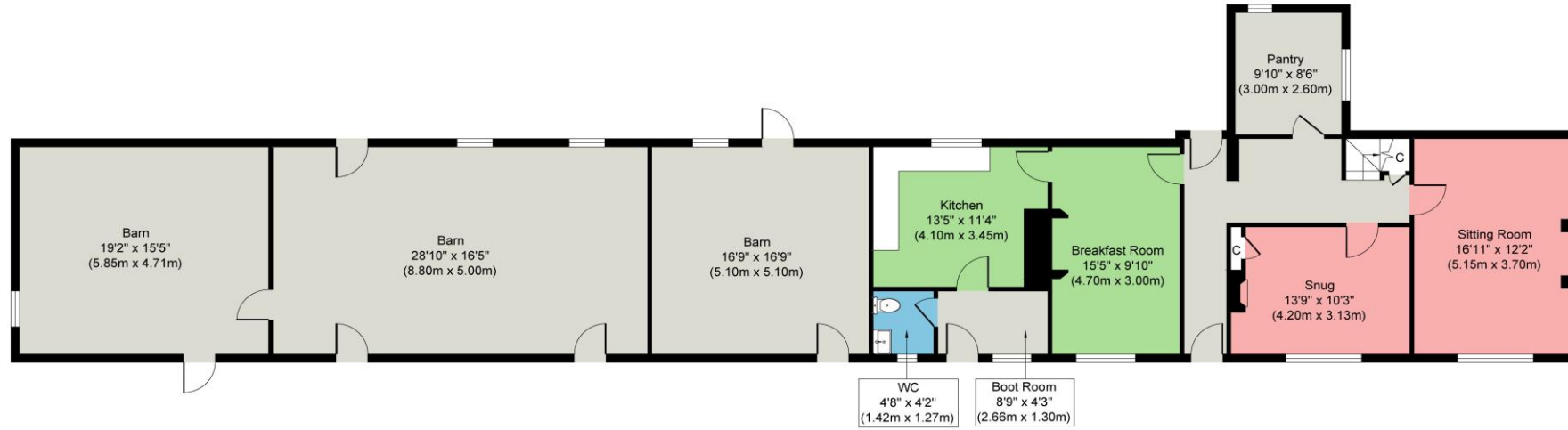


LAND

In all the property is situated within 3.3 acres, of which 3 acres comprises grazing land. The land is arranged into two parcels, with a level grassy area extending out from the buildings to the front of the property. The majority of the land lies to the rear and gently slopes upwards from the house. The land is securely stock fenced with a combination of dry-stone walls, fence work, and mature hedgerows. There is a water supply to the land and an additional gated access out onto the road to the rear.







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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GENERAL INFORMATION - REMARKS & STIPULATIONS

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.

A footpath passes across the land from south to north, to the front of the property. Please ask the agent for further details.

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. Mineral & sporting rights are in hand and are included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current Score F/25 Potential Score D/65

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Septic tank. Solar panels supplement the hot water.

Planning: North York Moors National Park

Council Tax: Band E

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

Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766

Postcode: YO22 4QE

Details prepared March 2026

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

