

# Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

## **LOW PASTURE HOUSE FARM, MUSCOATES LANE, NUNNINGTON, YO62 5XQ**

**(Helmsley 6 miles Malton 11 miles York 21 miles)**



- **Grade II Listed stone Farmhouse and two bedroom barn conversion**
- **Beautiful Gardens and Wooded Grounds**
- **Set in some 9.2 acres**
- **Range of traditional stone barns and outbuildings Paddock**

**PRICE GUIDE £1,500,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

## Description

A superbly situated Grade II Listed farmhouse set in beautiful gardens and wooded grounds with extensive outbuildings and a two bedroom barn conversion.

Low Pasture House is pretty Grade II Listed stone under pantile Farmhouse set in beautiful gardens and grounds with extensive outbuildings and a newly built two bedroom Barn Conversion. Low Pasture House stands facing south overlooking lawned gardens which lead to the wonderful wooded walks and avenues of mature cherry trees, a large pond and folly. Adjacent to the lawn there is a large detached stone barn with huge potential, a stone built two story studio and kitchen garden. A private driveway from Hungerhill Lane leads to the property passing the recently completed two bedroom barn conversion which has a south facing terrace, a garden and parking.

Low Pasture House which requires modernisation has five/six bedrooms, two good reception rooms, spacious boot room, pantry and utility and a country kitchen with Aga. There is a garage at the west end of the house that could readily be incorporated into the house (subject to consent).

Low Pasture Barn has as yet not been occupied and has been converted and finished to a very high standard and offers further options for multi-generational living or letting income.

Low Pasture House lies off Hungerhill Lane about a mile north of Nunnington on the road to Helmsley and Kirkbymoorside, two market towns with excellent facilities and amenities. Further north there is the North York Moors National Park and to the south and within easy reach there is the Howardian Hills and the City of York.

## General Information

Services: Mains electricity. Private water supply and drainage. There is a telephone connected subject to the usual British Telecom regulations and wi-fi connections. The House has oil fired central heating and the Barn has electric under-floor heating, heat pump and PV solar panels.

EPCs: Low Pasture House E  
Low Pasture Barn C

Tenure: Freehold with vacant possession on completion.

Planning: The use of Low Pasture Barn is restricted to a self-contained unit as a residential annexe for family members and local occupancy letting associated with Low Pasture House.

[planningregisterdocs.ryedale.gov.uk/planning/planning-documents?SDescription=20/00798/FUL](http://planningregisterdocs.ryedale.gov.uk/planning/planning-documents?SDescription=20/00798/FUL)

Location: w3w : <https://w3w.co/bedrock.chitchat.motels>  
**DO NOT USE POST CODE/Satnav FOR DIRECTIONS**

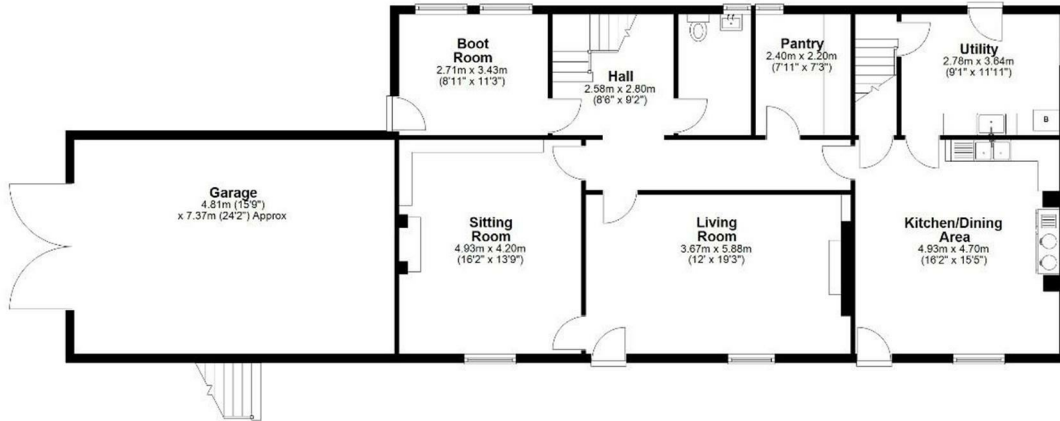
Viewing: Strictly by appointment with the Joint Agents:  
Rounthwaite & Woodhead, 53 Market Place, Malton, YO17 7LX  
Savills, 17 Museum St, York, YO1 7DJ



# Accommodation

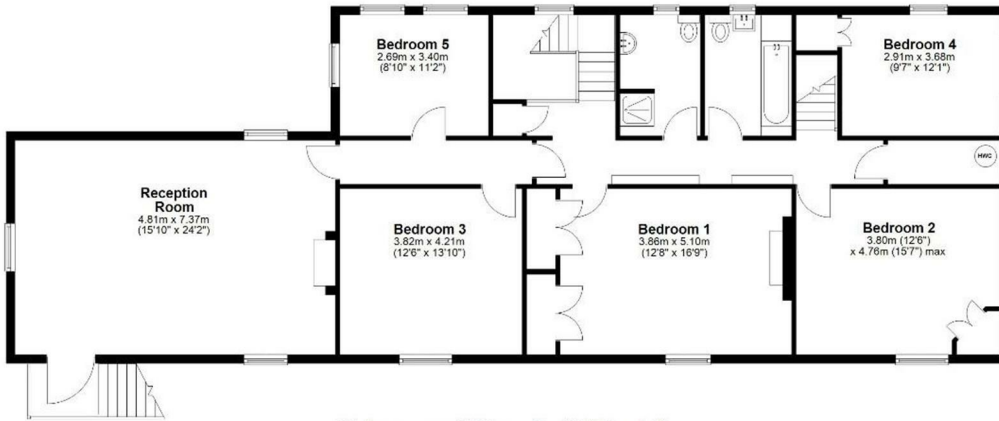
## Ground Floor

Approx. 155.6 sq. metres (1674.7 sq. feet)



## First Floor

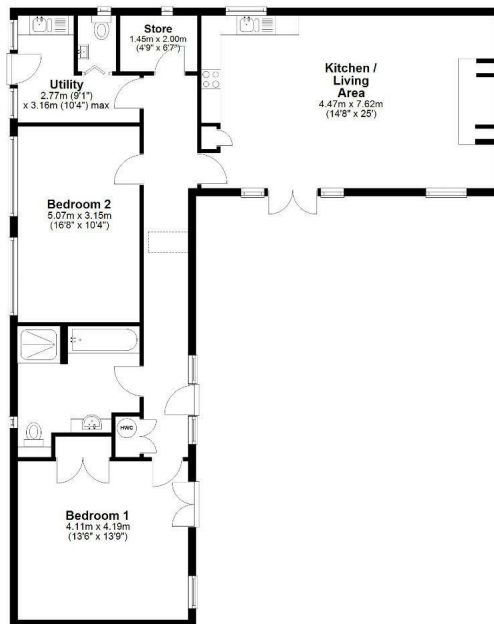
Approx. 155.6 sq. metres (1674.8 sq. feet)



Total area: approx. 311.2 sq. metres (3349.5 sq. feet)  
**Low Pasture House, Nunnington**

## Ground Floor

Approx. 104.5 sq. metres (1125.2 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)  
**Low Pasture House Barn, Nunnington**



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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