



CLAY HALL
BARTON LE WILLOWS, YORK, NORTH YORKSHIRE, YO60 7PG

CUNDALLS
EST 1860



CLAY HALL BARTON LE WILLOWS YORK NORTH YORKSHIRE YO60 7PG

Barton le Willows 1 mile, Malton 8 miles, York City centre 11 miles, Leeds 40 miles Scarborough 30 miles, A64 1.5 miles (All distances approximates)

A MOST BEAUTIFULLY POSITIONED CHARACTER PROPERTY WITH LAND AND BUILDINGS

Clay Hall is a unique country property nestled into a lovely hillside position in mature gardens and grounds with lovely south facing views over open countryside.

The property is conveniently positioned in a private rural location between Malton and York.

The property comprises a historic 4 bedroom house, modern storage building and in all, is situated within around 33 acres of grassland and wooded grounds.

House: A sympathetically restored historic former farmhouse, which has a huge wealth of character and period features and likely has origins dating back over 300 years. The house provides over 2,400sq.ft of attractive and flexible living accommodation. Outside there are large south facing mature gardens and grounds with lovely open views.

Building: A modern storage buildings totalling over 1,250sq.ft of floorspace offering opportunities for general storage, stables, workshops etc

Land: In all the land extends to approximately 33 acres of which around 30.5 acres comprises grazing and mowing land plus the house and gardens.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

Lot 1: House Buildings & around 2.49 acres. Guide Price: £695,000

Lot 2: around 30.5 acres grassland acres. Guide Price: £200,000

GUIDE PRICE: £895,000

DESCRIPTION / BACKGROUND

Clay Hall is a rural, yet accessible country property, situated on the southern edge of the Howardian Hills and has the rare distinction of feeling exceptionally rural, with no near neighbours and open farmland and countryside views, yet lies less than 2 miles from the A64 with the historic City of York only a circa 20 minute drive and the highly regarded market town of Malton just 5 minutes away.

Clay Hall comprises a distinctive period house set in around 33 acres which is exceptionally well settled into its surroundings, nestled in the lea of the hill and facing almost due south with lovely open views across farmland toward Howsham Hall and the Derwent Valley in distance.

The residential accommodation provides character accommodation with a variety of period features and has flexible living space providing 4 bedrooms and 2 receptions.

The house has the benefit of a good quality modern steel portal frame building providing storage and in all, there is around 32 acres of grazing and mowing land situated into a number of fields and holding paddocks, making the property an ideal proposition for those with equestrian, smallholding or agricultural interests.

Clay Hall is a property peacefully nestled into its environment, providing a property with historic charm, plentiful outside space and storage and grazing land. There is super riding and walking on the doorstep and lovely open countryside views yet Malton, York and the A64 are in very quick reach.



LOCATION

Clay Hall is located in a private rural position, in open countryside around 1 mile northeast of Barton le Willows village between Malton and York. As 'the crow flies' the property lies equi distant between Barton le Willows and Crambe village, however, it is accessed by vehicle from Barton le Willows.

The property and is accessed off a council maintained road, before crossing over a phone operated level crossing (*Scarborough to York train*) before leading onto a third party owned private road leading to the property, adopted for agricultural purposes.

Barton le Willows is a popular rural village located between York and Malton and providing excellent access to York, Leeds and the A64.

The nearest range of services are situated in Malton, which is traditional market town located approximately 8 miles to the east. Malton provides a wide range of services and amenities including shops, restaurants, sporting and leisure facilities, primary and secondary schools and railway station.

The property is well placed for access to the east coast resorts including Scarborough, Bridlington, Filey and Whitby.

The centre of the historic City of York is situated only 11 miles away, providing a wide range of high quality services and amenities with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

The house is believed to date back several hundred years and features some intriguing architectural detailing, with stone mullioned windows and a wealth of original character touches to the interior. Unusually however, Clay Hall is not Listed, allowing for greater flexibility and with ample potential to extend or reconfigure the accommodation, subject to all necessary consents and permissions.

In all, the living accommodation provides over 2,400sq.ft and has a versatile layout of rooms, allowing for bedrooms to both floors and a range of reception spaces, many rooms benefit from double or triple aspects, ensuring the house is filled with natural light, making the most of the uninterrupted views. In brief, the accommodation comprises, entrance hall, a triple aspect farmhouse kitchen with aga, a large main reception room with a bright aspect, open fire and multi fuel stove, ground floor bedroom or study and the utility and shower room. To the first floor are three generously proportioned double bedrooms and the main house bathroom, along with a further living room or library with vaulted ceiling and a light double aspect.

Clay Hall is approached along a lengthy private driveway with a small copse of woodland to one side and grassland to the other.

Well-established formal gardens lie to the front of the house and have been attractively designed to complement the traditional style of the house with cottage planting, including banks of lavender and rose beds. To the immediate front of the house is a raised terraced seating area, beyond lies a level stretch of lawn, bounded by hedgerow with a level lawn lying beyond, surrounded by hedgerows and with a number of trees within the grounds. There is also a barbecue recess in the paved area, as well as a fire pit area and a natural wildlife pond.



GROUND FLOOR

ENTRANCE HALL

Barrel arch front door. Flagstone floor. Beamed wall light.

FARMHOUSE KITCHEN

4.93 m x 4.57 m

Range of solid wood base cabinets with butcher block style worktops incorporating marble pan stand and a double width butlers sink. Integrated fridge freezer. Dishwasher point. Pantry cupboard. Racing green Aga set within a brick recess. Triple aspect room with mullion windows to the front, side and rear. Stable door out to the side. Flagstone flooring. Beamed ceiling.

LIVING ROOM

8.76 m x 4.80 m

A large front facing reception room with exposed beams. Fireplaces to both ends, one being a handsome carved stone fireplace housing a multi fuel stove, the other an inglenook style fireplace with basket grate. Pair of mullioned windows to the front. Cast iron multi fuel stove set into a carved stone fireplace. Wall lights. Television point. Exposed stone walls to part. Pair of radiators. Flagstones and polished floorboards. Stairs to the first floor with a large mullion window on the half landing.

INNER HALLWAY

4.60 m x 1.55 m

Radiator. Flagstone floor. Wall light point.

STUDY / GROUND FLOOR BEDROOM FOUR

4.35 m x 4.35 m

Dual aspect with window to the side and a half glazed door to the front. Wood floorboards. Wall lights. Radiator. Beamed ceiling.

UTILITY & SHOWER ROOM

2.80 m x 1.55 m

Solid wood base unit with matching worktops incorporating a Belfast sink. Washing machine point. Mullion window. WC. Shower with tiled surround. Flagstone flooring. Vertical ladder towel rail. Vaillant gas fired central heating boiler. Beamed ceiling.

FIRST FLOOR

LANDING

Exposed floorboards. Wall lights. Fitted corner cupboard. Airing cupboard housing the hot water cylinder and with fitted linen storage.

BEDROOM ONE

4.33 m x 3.16m

Window to the front overlooking the garden. Wall lights. Column radiator.

BEDROOM TWO

4.40 m x 3.90 m

Window to the front overlooking the garden. Wall lights. Column radiator.

BEDROOM THREE

4.46 m x 4.02 m

Window to the side taking in a lovely far-reaching view.

BATHROOM

2.65 m x 1.67 m

Bath with a tiled surround and shower overhead. Low flush WC. Cantilever wash hand basin set into a vanity cupboard. Radiator with heated towel rail. Window to the rear. Wall heater. Recessed lights.

LIVING ROOM / BEDROOM

4.49 m x 4.37 m

A light, double aspect room with vaulted ceiling showcasing exposed beams. Fitted bookshelves. Oak floorboards. Multi fuel stove set upon a stone hearth. Television point. Wall lights.



LAND & BUILDING

Clay Hall in all, amounts to approximately 33 acres in a lovely south facing position with outstanding views over towards the Yorkshire Wolds and Derwent Valley.

The land is situated within a ring-fenced block comprising around 30.5 acres of productive grassland providing good quality grazing and mowing land.

A third party grazer currently occupies the land on an annual grazing licence which expires on the 27 February 2027 at a passing licence fee of £2,000 per annum. Please note, full vacant possession of the land may be able to be granted earlier than the current expiry date.

The land slopes north to south and comprises four main fields plus holding paddocks and woodland shelterbelts surrounding the farmstead.

The land is bordered by post and rail, post and wire fencing and mature hawthorn hedgerows.

The property benefits from a small yard area and a useful modern general purpose storage building (*which could be utilised as a garage for several vehicles*) comprising the following;

GENERAL PURPOSE BUILDING

GIA 15.3m x 7.6m. 3.6m to eaves (116.28sq.m / 1,251.6sq.ft)

Steel portal frame building with double height concrete panel walls, roller shutter door and personal door plus concrete floor. Pitched fibre cement roof.

SOIL TYPE

The soil is shown in the Soils Series of England and Wales as primarily being of the 'Dunkeswick' type, which are described as '*slowly permeable, seasonally waterlogged fine loam over clay soils*'.

LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements can no longer be transferred and are not included within the sale.

ENVIRONMENTAL SCHEMES

The land is not in any environmental schemes.

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 crosses the property. We understand there is a right of access from the railway crossing to the subject property as shown in brown on the property plan.

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.

SPORTING, TIMBER & MINERAL RIGHTS

We understand that sporting, mineral and timber rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in two lots. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale-Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: tom.watson@cundalls.co.uk / stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Mains water. Private septic tank drainage. Oil fired central heating.

Council Tax: Band G.

EPC: Available to inspect at agents Malton office.

Planning: North Yorkshire Council. 01609 780 780.

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

Viewing: Strictly by appointment with the agents' office in Malton: 01653 697 820

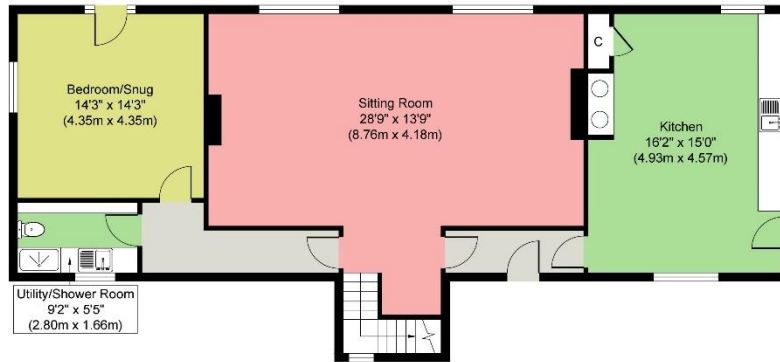
Postcode: YO60 7PG (do not rely on Sat Nav, see attached plans)

NOTICE:
Details prepared May/June 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 brought 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.







Ground Floor
Approximate Floor Area
1222 sq. ft
(113.57 sq. m)



First Floor
Approximate Floor Area
1222 sq. ft
(113.57 sq. m)

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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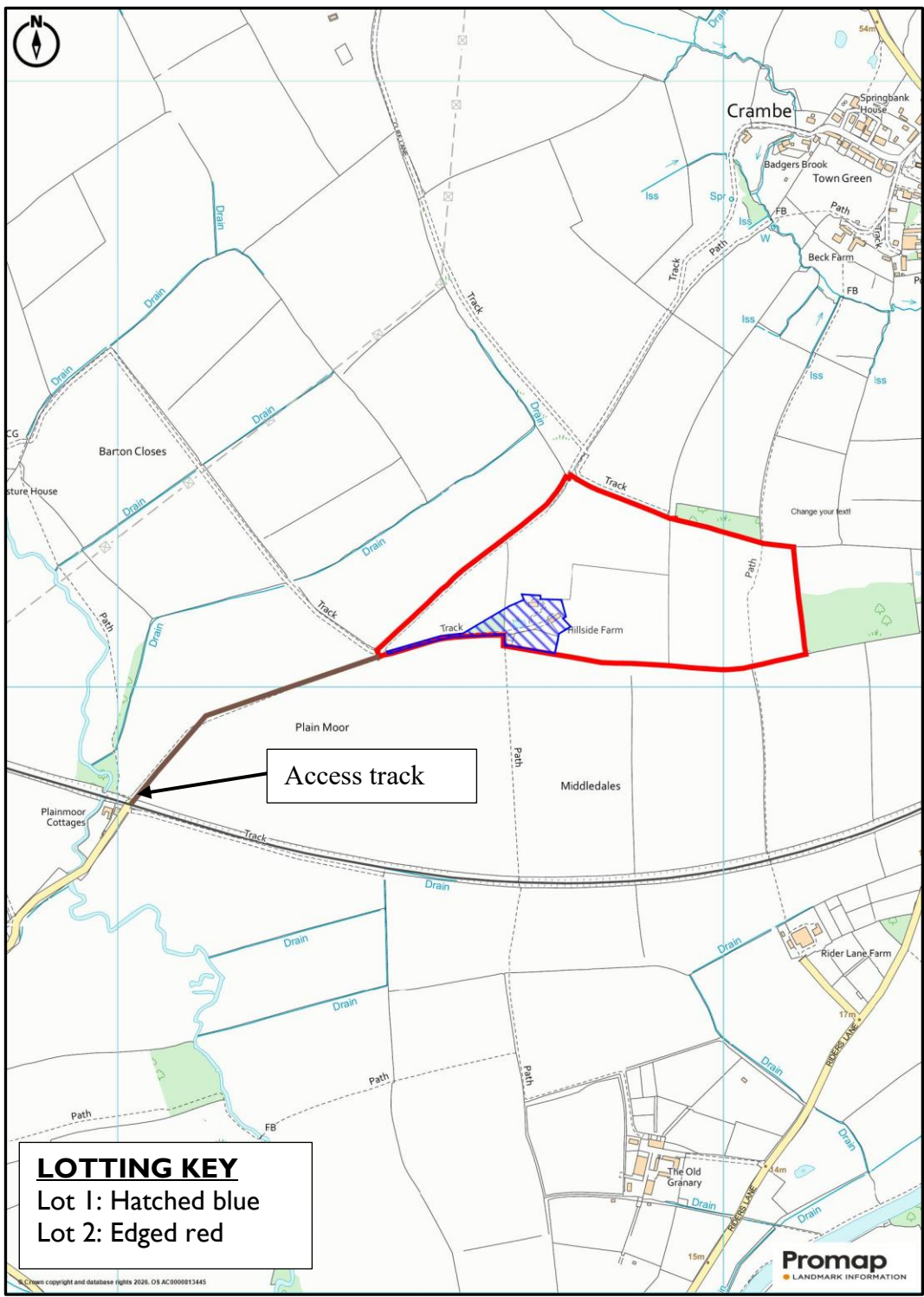
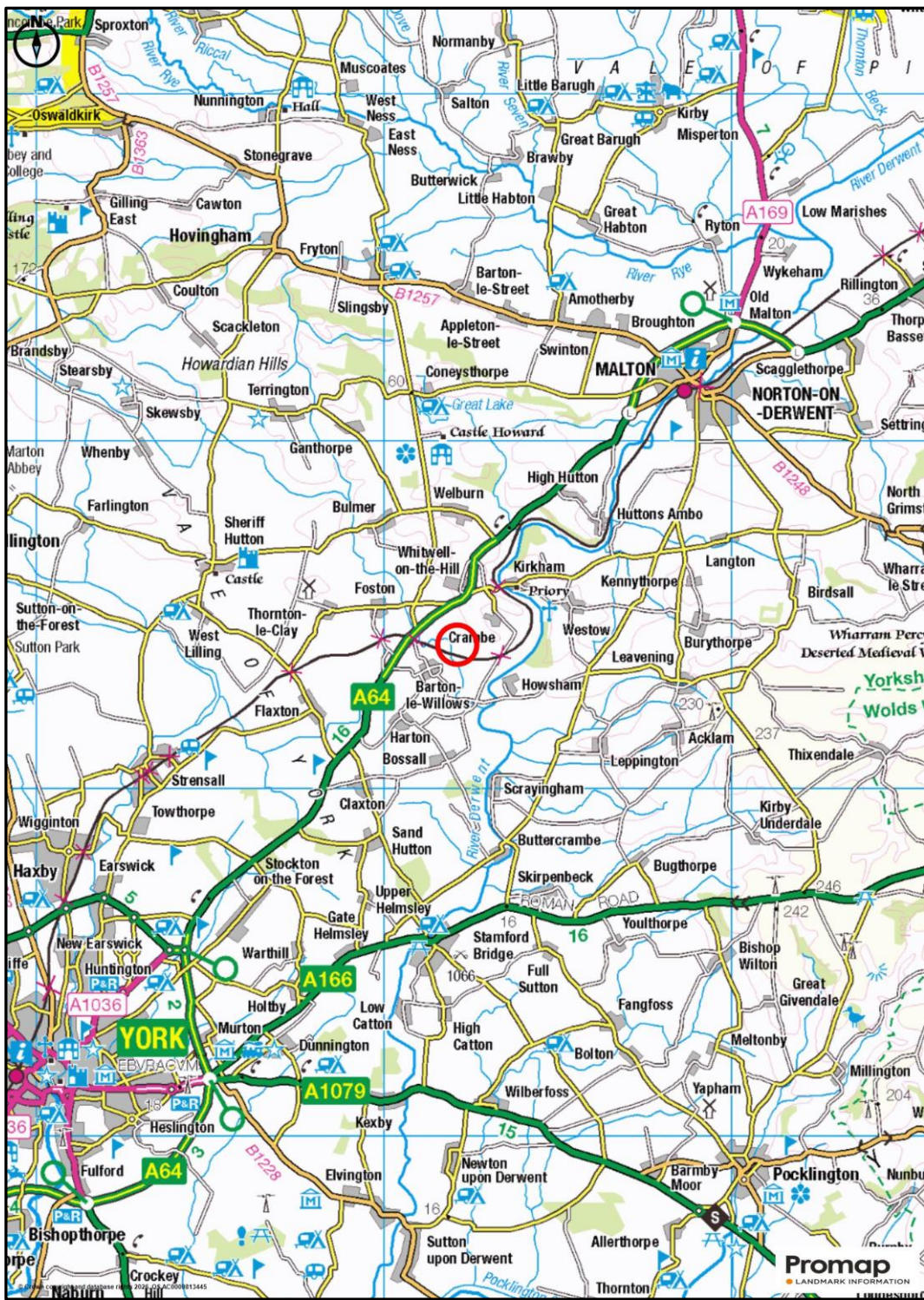


15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk





LOTING KEY
 Lot 1: Hatched blue
 Lot 2: Edged red



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