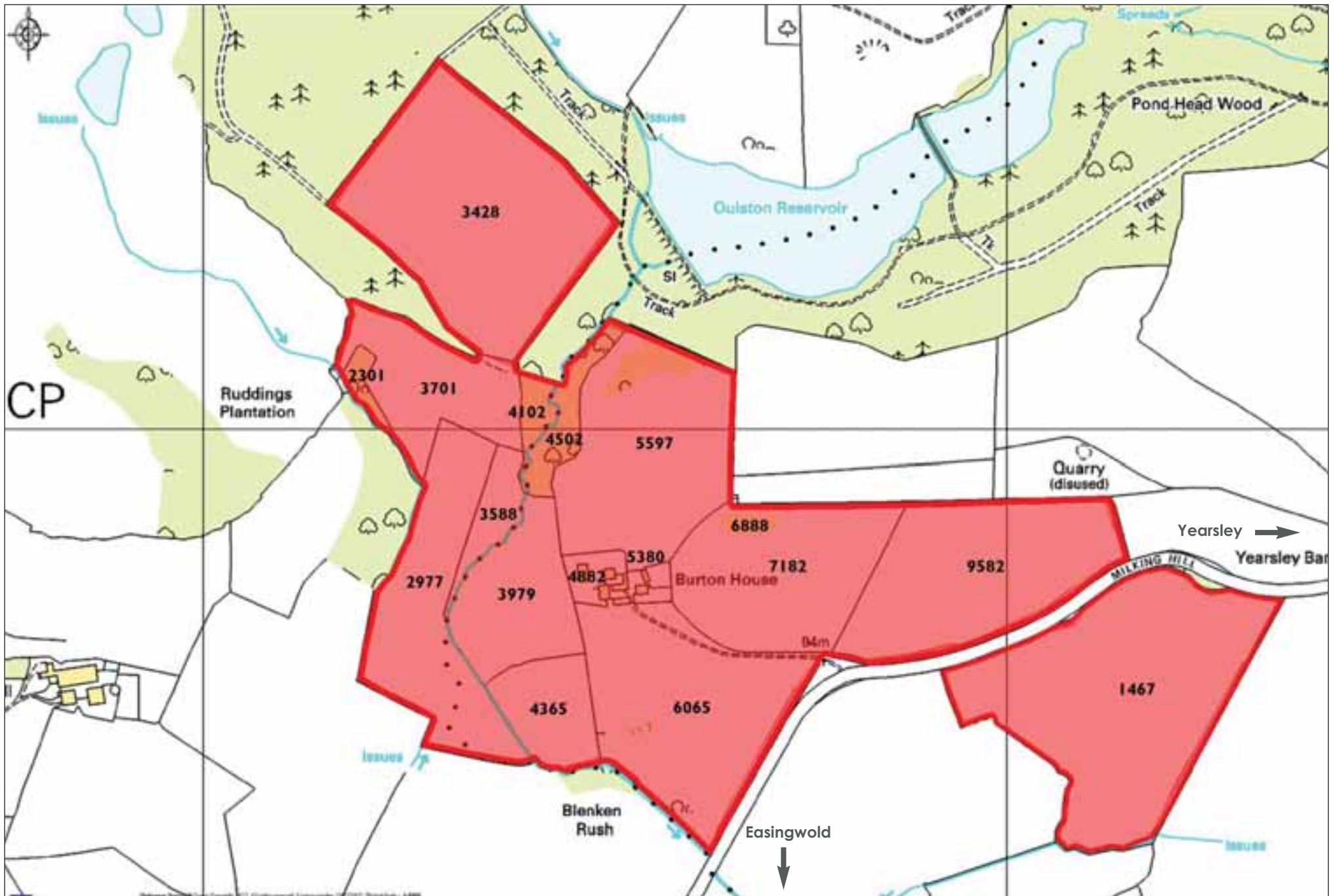


BURTON HOUSE FARM

OULSTON, NR CRAYKE, YORK YO61 3RE



BoultonCooper
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BURTON HOUSE FARM

OULSTON, NR CRAYKE, YORK YO61 3RE

FOR SALE BY PUBLIC AUCTION AT YORK AUCTION CENTRE, ON TUESDAY 15 OCTOBER 2013 AT 6 PM

York: 15 Miles • Leeds: 45 Miles • Newcastle: 70 Miles

A rare opportunity to purchase an attractive residential Farm, with significant scope to extend and improve, situated in a highly desirable residential area of North Yorkshire.

Burton House Farm is situated in a most attractive position in the heart of the Howardian Hills AONB and lies between the villages of Crayke and Oulston, within 5 miles of the Georgian market town of Easingwold. Burton House Farm comprises the homestead set centrally within its own land, extending in all to **119.42 acres** or thereabouts in a ring fence.

The farmhouse is stone built and is set in an elevated and prominent position, enjoying a southerly aspect with uninterrupted and far reaching views across the Howardian Hills and the Vale of York beyond. The property provides substantial living accommodation over two floors, comprising two reception rooms, kitchen and four double bedrooms.

The farm buildings lie to the west of the residence and comprise a range of traditional stone buildings together with a fold yard and a dutch barn.

The land is predominantly down to grassland management under a Stewardship Scheme, with areas of attractive mixed woodland plantations.

In all extending to **119.42 acres** or thereabouts

Guide Price: £1,200,000 to £1,400,000

FOR SALE AS A WHOLE

DESCRIPTION:

A substantial stone built farmhouse situated centrally within its own grounds, and with significant scope for extension and further improvement. The spacious internal accommodation extends to in excess of 2,600 sq.ft and comprises:

ACCOMMODATION:

ON THE GROUND FLOOR

Front Porch: 3.10m(10'2") x 1.27m(4'2") With uPVC sliding doors from the front garden.

Entrance Hall: 5.08m(16'8") x 2.77m(9'1") Storage heater, including the staircase to the first floor and understairs cupboard. Doors to:

Dining Room: 5.77m(18'11") x 3.78m(12'5") uPVC double glazed front and single glazed side aspect windows, Baxi fireplace with stone hearth and surround, timber mantelpiece with built-in shelving. Storage heater.

Kitchen: 4.80m(15'9") x 3.71m(12'2") Single glazed rear aspect window, fitted base and wall mounted solid timber kitchen units with Formica work surfaces over, ceramic sink and drainer with chrome mixer taps over, integral 4 ring "Electrolux" electric hob with extractor fan above, oil fired duck egg blue double oven "Aga", door to the **Pantry** 3.71m(12'2") x 1.70m(5'6") with storage shelving.

Sitting Room: 8.92m(29'3") x 4.55m(14'11") uPVC double glazed front bay and side aspect window, Baxi fireplace with stone hearth and surround, timber mantelpiece, three storage heaters and uPVC double glazed sliding doors to the side.

Rear Entrance Porch: 2.77m(9'1") x 1.88m(6'2") With wash basin and door:

Downstairs WC: With low flush wc.

FIRST FLOOR

Landing: 11'8" x 6'11" plus 19'1" x 3'2" Storage heater and picture rail. Doors to:

Bedroom 1: 5.46m(17'11") x 4.55m(14'11") Front aspect uPVC double glazed window, door to the **Dressing Room** 3.38m(11'10") x 1.55m(5'10").

Bedroom 2: 5.74m(18'10") x 3.78m(12'5") Front aspect window, built-in wardrobe, picture rail.

Bedroom 3: 4.65m(15'3") x 3.71m(12'2") Rear aspect window, picture rail.

Bedroom 4: 4.57m(15'0") x 3.33m(10'11") plus recess. Rear aspect window.

Bathroom 1: 2.31m(7'7") x 2.18m(7'2") A three piece suite comprising: electric shower, low flush wc and wash hand basin. Chrome heated towel rail and uPVC double glazed rear window.

Bathroom 2: 2.34m(7'8") x 2.18m(7'2") A three piece suite comprising: electric shower, low flush wc and wash hand basin. Chrome heated towel rail and uPVC double glazed rear window.

Laundry Room / Airing Cupboard: 3.07m(10'10") x 1.25m(4'1") Wall-length linen shelving and hot water cylinder.

FROM THE REAR COURTYARD & ADJOINING THE FARMHOUSE:

Utility Room / Laundry: 2.74m(9'0") x 1.80m(5'11") Plumbing for an automatic washing machine, Belfast sink.

Garden Store: 1.80m(5'11") x 1.73m(5'8")

OUTSIDE

There are attractive and good-sized lawned gardens to the front, side and rear of the property, with well-stocked herbaceous borders. The front lawned and part stone flagged patio gardens enjoy a southerly aspect with spectacular views across its own land and to the Howardian Hills and the Vale of York, with views to York Minster in the distance. The gardens are bordered by a part stone wall and metal rail fencing. The stone-walled garden to the east elevation provides attractive shelter and division to a well-stocked and established apple orchard and a fenced paddock beyond.

OUT - BUILDINGS / FARM - BUILDINGS

The main cluster of residential out-buildings and farm buildings are situate to the north and west of the farmhouse, and comprise the following (the numbering refers to the farm block plan – MAP No.2 in the Sale Pack):

1. Detached Garage Block: 15.24m(50') x 6.1m(20') Single storey stone-built range with concrete floor, under a clay pantile roof. Internally, the range is divided into a car-port for



a single vehicle and adjoining stable block with two loose boxes, walkway and tackroom.

2. Single Storey Stable Block: 19.33m(63'5") x 4.85m(15'11") Stone built range with concrete floor under a concrete tiled roof, internally divided into four loose boxes plus feed store with water tap, and internal walkway.

3. Stone Barn: 11.68m(38'4") x 6.76m(22'2") plus 9.25m(30'4") x 6.76m(22'2") A single storey traditional stone built range with part concrete and part cobble-stone floor, under a concrete tiled floor. Divided internally to various loose boxes, open fronted tractor / implement store and coal shed.

4. Implement Store: 4.93m(16'2") (x 5) x 6.10m(20') Five bay open fronted range of part stone and concrete block construction under a corrugated sheet roof.

5. Stone Barn: 18.29m(60') x 6.10m(20') Stone construction with a concrete floor and timber double doors to the North elevation, and personnel doors to both side elevations, under a corrugated sheet roof. Open-fronted lean-to to the east elevation (60' x 15').

6. Open Fronted Livestock Shed: 13.72m(45') x 7.62m(25') Steel portal frame construction with concrete floor under a corrugated sheet roof.

7. Lean-To Livestock Shed: 13.72m(45') x 6.10m(20') Concrete block construction with concrete floor under a corrugated sheet roof, divided internally to five loose boxes

8. Timber Shed / Hen House: 6.10m(20') x 3.66m(12') With concrete floor.

9. Dutch Barn: 18.29m(60') x 7.62m(25') Of timber construction with part corrugated iron sheet walls, open fronted to the east elevation, with an earth floor. PLUS Lean-to 60' x 15'.

THE LAND

The agricultural land at Burton House Farm is situated in a ring fence with the majority of the permanent pasture and sloping grassland situated to the north of the farmstead. In addition, there are areas of attractive mixed hard and soft woodland plantations.

GENERAL INFORMATION:

TENURE: Freehold. The farmhouse is occupied under an Assured Shorthold Tenancy commencing on 26th April 2013. A Section 21 Notice has been served on the incumbent tenants, requiring possession of the property after 25th October 2013. Further information and details are available in the auction legal pack.

SCHEDULE OF LAND: BURTON HOUSE FARM

Field No.	Description	Hectares	Acres
5380	House, Buildings & Yard	0.37	0.91
6065	Grass	5.47	13.52
4365	Grass	1.48	3.66
2977	Grass	3.99	9.86
3979	Grass	2.45	6.05
3588	Grass	0.68	1.68
2301	Woodland	0.28	0.69
3701	Grass	2.37	5.86
3428	Grass	7.31	18.06
4102	Woodland	0.34	0.84
4502	Woodland	0.82	2.03
5597	Grass	4.93	12.18
4882	Grass & Building	0.35	0.86
6888	Woodland	0.14	0.35
7182	Grass	4.03	9.96
9582	Grass	5.21	12.87
1467	Grass	8.11	20.04
TOTAL		48.33	119.42

The farm land and farm-buildings are occupied under an annual farm business tenancy agreement dated 6th April 2005 by Mr D A Swiers. A Surrender Agreement and Deed of Surrender have been signed by both parties, with the incumbent tenant surrendering the holding on the **4th October 2014**. The purchaser will be entitled to receive the apportioned rent from the date of completion. Further details of this agreement and deed of surrender is available in the auction legal pack.

SERVICES: Mains electricity (single phase to the farmhouse and buildings). Septic tank drainage. Mains Water to house and buildings. Spring water supplies to some of the land parcels.

COUNCIL TAX BAND: Band F

RIGHTS OF WAY, WAYLEAVES & EASEMENTS: There are two public footpaths crossing Burton House Farm. There is an electricity line supplying Burton House Farm. The property is sold subject to and with the benefit of all rights of way, wayleaves & easements whether mentioned in these sales particulars or not.

SPORTING RIGHTS & OTHER COVENANTS: We understand the sporting rights are reserved to a third party and details of title covenants are available in the auction legal pack.

SINGLE FARM PAYMENT: The land is registered on the Rural Land Register for the Single Payment. The current tenant will receive the payment for 2013 and 2014 years. Further details are available in the auction legal pack.

HIGHER LEVEL STEWARDSHIP SCHEME: There is a current Higher Level Stewardship Agreement which commenced on 1st February 2008 for a period of 10 years. The purchaser will be required, on surrender of the tenancy agreement, to continue with the existing scheme. A copy of the current scheme will be available from the auctioneer's offices and online.

SOIL TYPE AND CLASSIFICATION: The land is classified as Grade III under DEFRA Land Classification Map. The majority of the land is in the Rivington I Series, described as well-drained, coarse loamy soil over sandstone.

LOCAL AUTHORITY: Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire DL6 2UU.

VIEWING: Strictly by appointment with the Agents, Boulton and Cooper Stephenson's. Tel : 01653 692151. There will open viewing days arranged.

HEALTH & SAFETY: Interested parties are reminded that the property is a working farm. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from the machinery and livestock and do not climb on any structures or buildings.

AGENT CONTACTS

Stephenson & Son

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Ref: WR Smith BSc FRICS FAAV

Boulton & Cooper Stephenson's

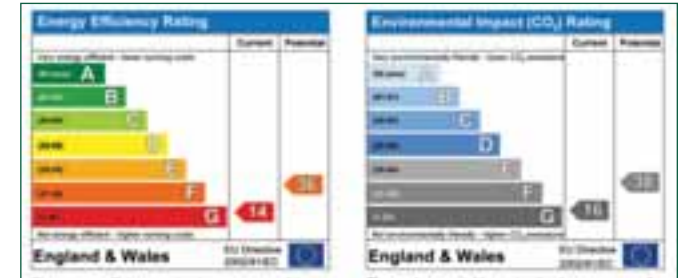
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Solicitors

Harrowells LLP, Moorgate House, Clifton Moorgate, York
Ref: JC Scott Esq.

GUIDE PRICE: £ 1,200,000 to £ 1,400,000 (The Whole)

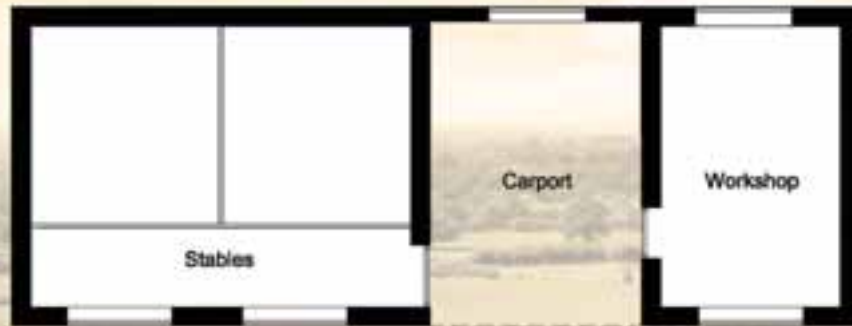
AUCTION LEGAL PACK: A copy of the legal pack will be available for inspection from the auctioneer's and solicitor's offices. A full copy will also be available and interested parties will be notified when the legal pack has been uploaded onto our website: www.auctionhouse.uk.net.



PROPERTY MISDESCRIPTIONS

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise that you take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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**Burton House Farm
Oulston
North Yorkshire**



Approximate Gross Internal Floor Areas:

House: 2,650 sq ft
Outbuildings: 872 sq ft

For illustration purposes only. Not to scale



