



Bolton Hall Farm

Wilberfoss, York YO41 5RB

BoultonCooper
Stephensons

Stephensons
Estate Agents Chartered Surveyors Auctioneers

Bolton Hall Farm

Wilberfoss, York YO41 5RB

Guide Price: Offers in excess of £750,000

This imposing double fronted farmhouse is of mainly late Victorian origin built onto an earlier probably 18th century property now forming the west wing.

Many fine features still remain including the Victorian tiled floor and cast iron fireplaces and the ornate plastered rosettes in the main ceilings.

The generous family accommodation provides large farmhouse kitchen, 2 sitting rooms, 5 bedrooms and 2 bathrooms.

Outside the buildings used to serve a larger agricultural holding and include traditional brick structures together with double span foldyard, 5 bay Dutch Barn and large produce/machinery shed.

There is potential for development of the buildings subject to planning.

It is however the setting of Bolton Hall Farm which is unusually attractive being approached down an avenue of mature lime trees and surrounded by its own grass paddocks giving a total area of 12 acres.

Viewing Strictly By Appointment With The Agents

CONSTRUCTION

Brick built with slate roof; wood sliding sash windows – some double glazed.

ACCOMMODATION ON THE GROUND FLOOR

FRONT ENTRANCE PORCH with tiled floor and mat well. 6 panelled door with fan light over, glazed inner door with glazed side panels to:-

RECEPTION HALL

Approx 16'8" x 9'5" (5.08m x 2.87m) with original mosaic tiled floor, double radiator, period spindle stair case with mahogany hand rail and under-stairs cupboard.



MAIN SITTING ROOM

Approx 19'4" x 12'5" plus splayed bay window, Victorian cast iron fireplace with white marble surround and mantelpiece, slate hearth, dado rail, double radiator, plaster rosette and coving.

SIDE PASSAGE TO STUDY

Approx 10'0" x 7'0" (3.05m x 2.13m) with quarry tiled floor, radiator.

CLOAKROOM

With wash basin and radiator.

INNER PASSAGE LEADING TO:-

BACK STAIRCASE with:-

PANTRY

Approx 10'6" x 5'10" (3.20m x 1.78m) with quarry tiled floor and fitted shelves.

SITTING ROOM

Approx 16'5" X 12'3" (5.00m x 3.73m) plus splayed bay window, Victorian cast iron fireplace with basket grate and slate hearth, plaster rosette and coving, dado rail, double radiator.

FARMHOUSE KITCHEN

Approx 14'0" x 22'6" (4.27m x 6.86m) with brick built fireplace housing a "Severn" multi fuel stove, double oven Aga (oil fired), solid wood work tops with inset double stainless steel sink unit, chrome mixer taps, excellent range of fitted storage units, tiled floor, beam to ceiling, under-stairs cupboard.

REAR ENTRANCE PORCH

Of timber/glazed construction, tiled floor.

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Of timber/glazed construction, tiled floor.

UTILITY ROOM

Approx 9'0" x 13'6" (2.74m x 4.11m) with tiled floor, full height storage cupboards, laminate worktop, Belfast sink unit, oil fired central heating boiler.

ON THE FIRST FLOOR

GALLERIED LANDING with sitting area to south.

SOUTH EAST BEDROOM (4)

Approx 12'5" max x 12'5" (3.79m x 3.79m) with double radiator, Victorian cast iron fireplace with basket grate.

BATHROOM

Approx 9'1" x 7'0" (2.76m x 2.13m) with white suite comprising panelled bath and pedestal wash hand basin, tiled shower cubicle, radiator.

SEPARATE W.C. with white low flush suite.

EAST BEDROOM (5) (Middle)

Approx 12'0" x 8'8" (3.66m x 2.64m) with single radiator, built in double wardrobe with sliding doors.

WEST WING LANDING Leading to back stairs:-

SOUTH BEDROOM (1) (Middle)

Approx 16'4" max x 11'1" (4.98m x 3.38m) with Victorian cast iron fireplace with basket grate, double radiator.

SOUTH WEST BEDROOM (2)

Approx 14'0" max x 11'2" (4.27m x 3.40m) with modern tiled fireplace, double radiator.

WEST BEDROOM (3)

Approx 14'0" x 10'9" (4.27m x 3.27m) with airing cupboard with hot water cylinder and electric immersion heater, double radiator.

BATHROOM (North)

Approx 10'6" x 7'4" (3.20m x 2.23m) with tiled walls, white suite comprising panelled bath, pedestal wash hand basin, low flush W.C., heated towel rail, mixer shower over bath.



TO THE OUTSIDE

To the end is a lean-to of brick construction with mono-pitched concrete fibre asbestos roof and comprising two stores and a coalhouse. Adjoining this is the oil storage tank supported on concrete blocks. To the south of the property is a large lawned garden with flower beds and mature hedging and accessed from the side through a wrought iron gate. There is a rear yard adjoining comprising the farm buildings and domestic double garage of brick construction with corrugated concrete fibre asbestos roof and with a pair of timber sliding doors (also part of the East Range).

THE FARM BUILDINGS

Double Span 3 Bay Foldyard 60' x 60' with cement fibre roof

NORTH RANGE

Brick Barn With pantile roof; adjoining brick built store shed: lean-to produce store, part block; timber and cement fibre roof; 4 bay lean-to cart shed with corrugated iron roof.

EAST RANGE

Granary Block 30' x 15' Brick built with slate roof and outside stone steps to granary above with concrete floor and access to boarded loft space.

Large Stone Shed 37' x 36' Brick built with cement fibre roof comprising large open store and 2 garages fronting the house yard.

Monopitch Produce Shed 68' x 30' Timber construction with part block walls and yorkshire board cladding with cement fibre roof; 5 bays with a 2 bay counter monopitch being 23' wide; concrete floor.

Dutch Barn 90' x 17' Being 5 bays timber construction with cement fibre roof; full 5 bay lean to 20' wide with 2 further bays extended 14'; lean to to one gable end.

Stable Shed 52' x 21'6" Of timber construction with corrugated iron cladding and cement fibre roof; concrete floor

THE LAND

Surrounding the homestead the land is all in grass paddocks with a shelter belt of trees along the roadside. The total area extends to 11.65 acres or thereabouts.

GENERAL INFORMATION

LOCATION

Bolton Hall Farm is approximately 2 miles east of Wilberfoss, 5 miles west of Pocklington and approximately 8 miles east of York.

DIRECTIONS

From York take the A1079 Hull Road heading east. After approximately 6 miles turn left onto Bolton Lane and continue for approximately 1 mile. Turn left onto Newbridge Lane and continue approximately 0.3 miles and the property will be found on your left.

Sporting & Mineral Rights

Sporting and mineral rights are in hand and are included within the sale as far as they are owned.

Easements, Rights of Way and Wayleaves

The property is sold subject to and with the benefits of all existing rights of way, water, light drainage and other easements attached to the property whether mentioned in these particulars or not.

Services

Mains water and electricity. Septic tank drainage. Oil fired central heating. There are water troughs in some of the paddocks.

Council Tax

Band E

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA
Telephone: (01482) 393939

Tenure

Freehold with vacant possession on completion.



Value Added Tax

Any price quoted or discussed is exclusive of VAT. In the event that the sale of the property becomes a chargeable supply for VAT such TAX will be payable by the purchaser in additions to the purchase price.

Health and Safety

Please note that when viewing the property applicants do so at their own risk.

Plans, Areas and Schedules

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

Viewings

Strictly by appointment with our Stephenson and Son, York Auction Centre Office or our Boulton and Cooper, Malton Office.

Agent Contacts

For further information or negotiation please contact:

- James Stephenson MA (Cantab) FRICS FAAV (email: jfs@stephenson.co.uk, Tel: 01904 489731, Mobile: 07801 685661)
- Henry Scott MSc MRICS (email: henry.scott@boultoncooper.co.uk, Tel: 01653 692151, Mobile: 07739 983806)

Method of Sale

For sale by Private Treaty as a whole.



Joint Selling Agents:

Boulton & Cooper Stephenson
St Michael's House
Malton
YO17 7LR

Tel: 01653 692151

Website: www.boultoncooper.co.uk

Email: reception@boultoncooper.co.uk

Stephenson Estate Agents
10 Colliergate

York
YO1 8BP

Tel: 01904 625533

Website: www.stephensons4property.co.uk

Email: reception@stephensons4property.co.uk

Stephenson & Son
York Auction Centre
Murton

York
YO19 5GF

Tel: 01904 489731

Website: www.stephensons4property.co.uk

Email: enquiries@stephenson.co.uk

Solicitors:

Harrowells LLP
Moorgate House, Clifton Moorgate, York, YO30 4WY

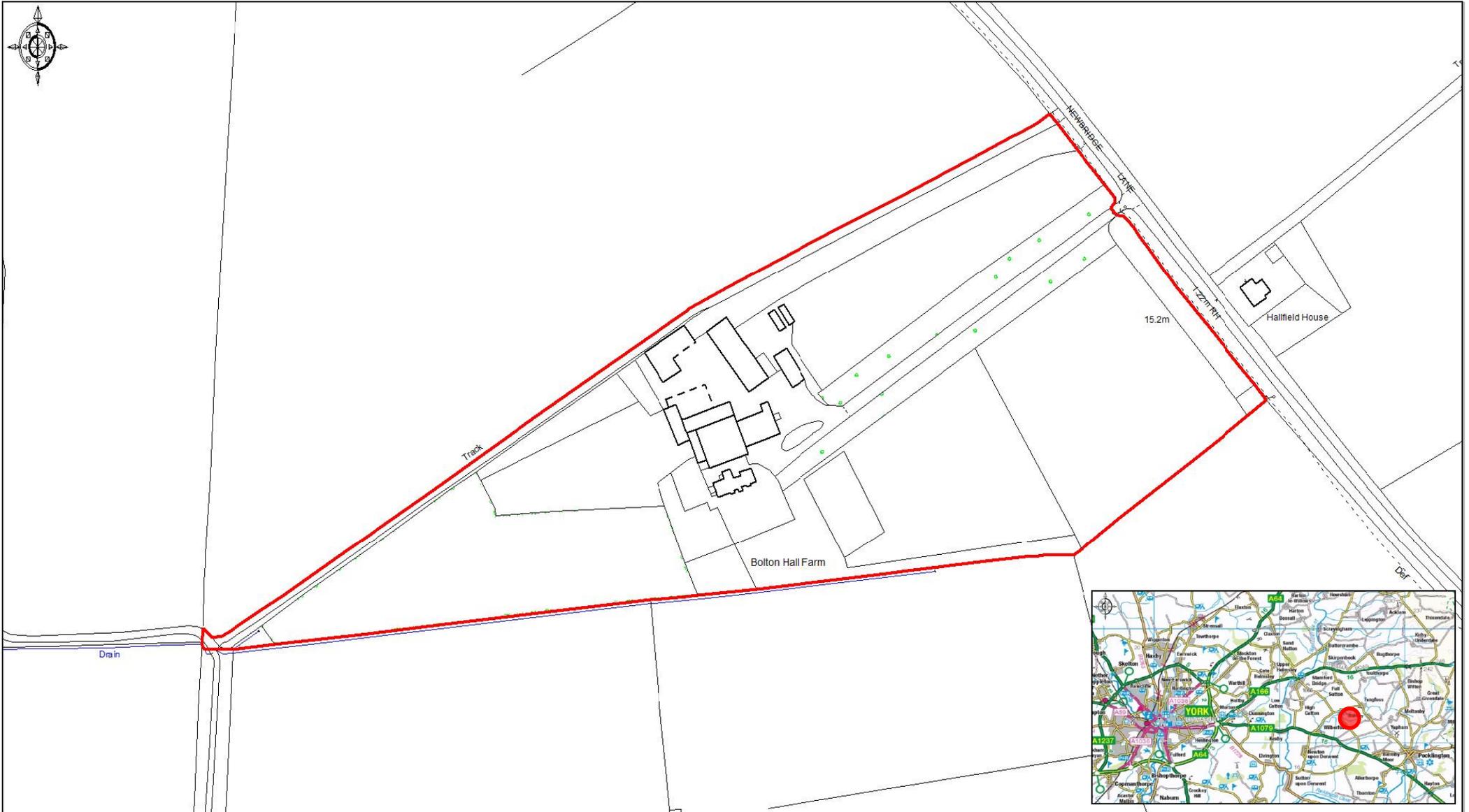
Tel: 01904 690111



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			69
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
			56
England & Wales		EU Directive 2002/91/EC	

Bolton Hall Farm, Wilberfoss



St. Michaels House, Malton, North Yorkshire YO17 7LR

Tel: 01653 692151 **Fax:** 01653 600311

Website: www.boultoncooper.co.uk

Email: reception@boultoncooper.co.uk

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 you to 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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