

SPACEY HOUSE FARM

NUN MONKTON, YORK





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NUN MONKTON, YORK YO26 8EJ

A rare opportunity to acquire a productive arable farm in a ring fence extending to approximately 156 acres (63.17ha), which enjoys a private secluded position between York and Harrogate.

Set in a convenient location the property comprises arable land and woodland, a substantial detached house and self contained annexe, a modern farm building, mature gardens and pleasant views over the land.

Guide Price: £1,550,000

FOR SALE AS A WHOLE BY PRIVATE TREATY

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SPACEY HOUSE FARMHOUSE

DESCRIPTION

Spacey House Farmhouse was built in 2003 and enjoys a peaceful setting approximately one mile inland from the village of Nun Monkton and is approached via a private gravelled drive. The house has a gross internal floor area of approximately 2285 square feet excluding two second floor bedrooms, is very well presented and encompasses features such as oak flooring and exposed brickwork. The principal reception rooms and bedrooms face South and look out over the front garden and beyond to farmland. In addition to the main house is 'The Barn' which extends to approximately 750 square feet and provides a self contained spacious one bedroom annex with its own entrance.

Nun Monkton is a picturesque conservation village situated off the A59 and allows for convenient access into Harrogate, York, Leeds and the A1 (M). Rail links can be found at the neighbouring village of Kirk Hammerton with connections through to York and Harrogate the former having regular services to London and Edinburgh on the East Coast mainline. Within the village is a renowned public house and primary school.

THE FARM HOUSE

A substantial detached dwelling constructed of brick under a pantile roof, the accommodation comprises:

GROUND FLOOR

Entrance Hall, Inner Hall, Cloakroom, Sitting Room, Dining Room, Conservatory, Breakfast Kitchen, Utility Room, Office, Rear hall, Shower Room and Store Room.

FIRST FLOOR

Master Bedroom with En Suite, Guest Bedroom with En Suite, Two further Double Bedrooms and House Bathroom.

SECOND FLOOR

Two Bedrooms both with adjoining WC.

THE BARN (ANNEX)

Providing self-contained accommodation:

GROUND FLOOR

Large Open Plan Dining Kitchen and Sitting Room. Bathroom

FIRST FLOOR

Access from an external granary staircase to a Large Bedroom and Bathroom.

OUTSIDE

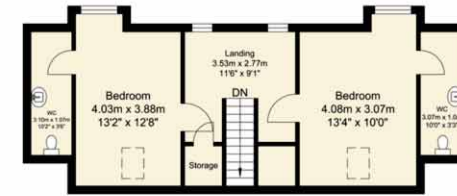
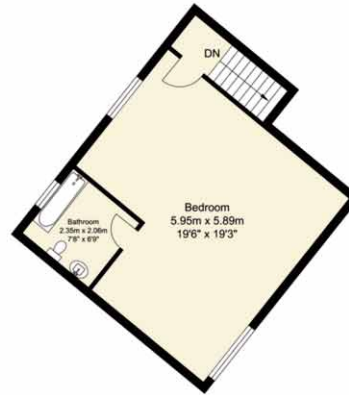
A private gravelled driveway with grass verges either side leads to the front of the house where there is ample private parking. There is garaging, and mature gardens to three sides.





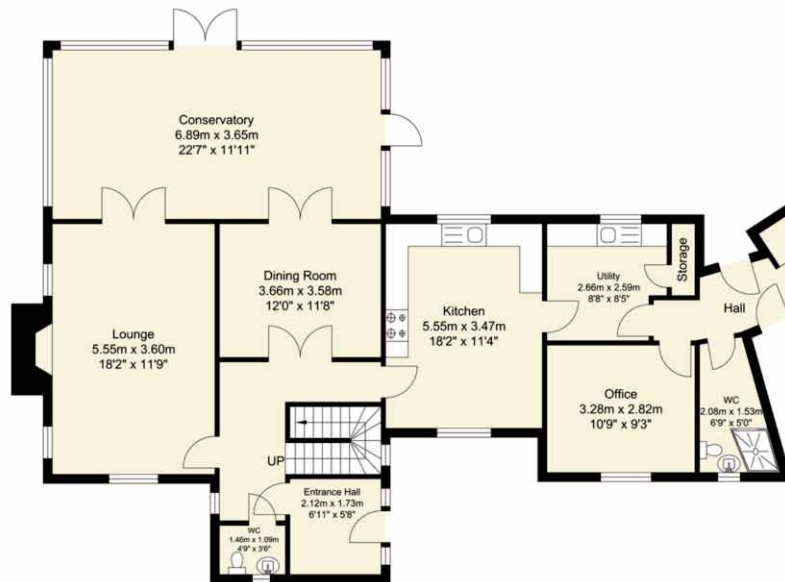
FIRST FLOOR

Approximate Floor Area 124.07 sq. m (1132.90 sq. ft.)



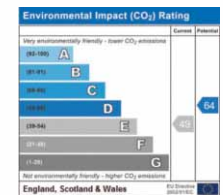
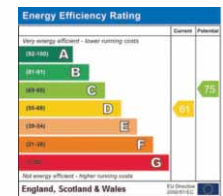
SECOND FLOOR

Approximate Floor Area 41.26 sq. m (444.11 sq. ft.)



GROUND FLOOR

Approximate Floor Area 184.52 sq. m (1986.15 sq. ft.)



THE LAND

DESCRIPTION: Located in a ring fence the arable land is part of the Foggathorpe 2 Series capable of growing good quality winter cereals or grass crops. In all, about 140 acres of arable land.

The land is sheltered by mixed softwood and hardwood copses of various ages providing good amenity value to the holding.

FARM BUILDING: A modern farm building of steel portal frame, part block and part brick walling with weatherboarding and cladding extending to 45' x 90' with a full length lean to either side of approximately 15' and 30'. The building has been used for pig production and grain storage.

Schedule Of Areas: Spacey House Farm			
Field No.	Use	Hectares	Acres
4550	Arable	9.37	23.15
5459	Arable	5.18	12.80
3697	Arable	6.39	15.79
1808	Woodland	1.44	3.56
8787	Arable	34.61	85.52
8787 pt	Woodland	1.59	3.93
6907	Woodland	3.39	8.38
House, buildings, roads		1.20	2.96
Totals		63.17	156.10

GENERAL INFORMATION

DIRECTIONS: Travelling on the A59 from York to Harrogate take the right hand turning opposite the garage and farm shop sign posted Nun Monkton. Proceed in the direction of the village for approximately one mile. Take the left hand turning at our for sale board and follow the lane. When the lane forks bear left and follow the driveway which will lead you to the property.

POSSESSION: Freehold with vacant possession on completion. Growing crops are to be taken over at valuation.

SERVICES: Mains water and electricity. Private drainage. Central heating is from an oil fired boiler.

PLANNING: The residence is subject to an agricultural occupancy clause.

RIGHTS OF WAY, WAYLEAVES & EASEMENTS: Spacey House Farm Benefits from a rights of way over the track which runs adjacent to the north eastern boundary of field 5459. The approximate location of the right of way is marked in yellow on the attached plan.

There is a public bridleway which runs to the West of the farmstead heading towards Thorpe Underwood from Frank Lane. The approximate location of the bridleway is marked in blue on the attached plan.

There is a public footpath that runs along the access track adjacent to the north eastern boundary of field 5459. The footpath also crosses to the south of the farmstead across field 5459 and 4550, heading to Robinsons's Rash Woodland. The approximate location of the public footpath is marked in green on the attached plan.

The property is sold subject to a right of way to "Tomtit's Nest", which runs along the south eastern boundary of field 4550. The approximate location of the right of way is marked in brown on the attached plan.

The property is sold subject to and with the benefit of all rights of way, wayleaves, and easements whether mentioned in these sales particulars of not.

ACCESS: Access to the farm is via Frank Lane and a right of way over a private road past Carlton Farm with maintenance according to user. The road can then be taken to the right, to the farm building, or the private drive to the front of the house.

SPORTING RIGHTS: The shooting rights are included in the sale.

SINGLE FARM PAYMENT: Entitlements included in the sale are English non SDA extending to 55.05 hectares. The vendor will retain the 2014 payment.

STEWARDSHIP: The holding is in an Entry Level Stewardship Scheme until 30 November 2018. Paying £30/ha per annum over the farm, subject to complying with various Stewardship obligations. The purchaser will be expected to take over the agreement subject to the approval of Natural England.

WOODLAND: Plantings of mixed hardwoods and softwoods under the Farm Woodland Scheme and Woodlands Creation Grant. The purchaser will be expected to take over these schemes. There is a final payment under the Woodland Creation Grant of £731.40 due 2015/16.

LOCAL AUTHORITY: Harrogate Borough Council, Council Offices, Crescent Gardens, Harrogate HG1 2SG

VIEWING: Strictly by appointment with the Agents Stephenson & Son Tel: 01904 489731.

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 of buildings.

AGENTS CONTACT

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