



**WOODLANDS FARM THORGILL
ROSDALE ABBEY PICKERING YO18 8SQ**

BoultonCooper
Stephensons

**WOODLANDS FARM THORGILL
ROSEDALE ABBEY PICKERING
YO18 8SQ**

**AN ATTRACTIVE RESIDENTIAL FARM
SITUATED IN THE HEART OF THE
NORTH YORK MOORS WITH AN
EXCELLENT OUTLOOK ACROSS
ROSEDALE PROVIDING EXCEPTIONAL
RESIDENTIAL ACCOMMODATION
TOGETHER WITH TRADITIONAL
STONE OUTBUILDINGS AND
GRASSLAND EXTENDING IN ALL TO
10.29 ACRES (4.16 HA) OR
THEREABOUTS**

GUIDE PRICE £500,000

Woodlands Farm stands in a delightful private position in the heart of Rosedale (North York Moors) and is within easy reach of the village of Rosedale Abbey. The stone built Grade II period dwelling dates back to the 18th Century and offers good family accommodation comprising kitchen, living area, dining room, 3 bedrooms and a bathroom. The property has been finished to a high standard and is complimented by a useful range of traditional buildings.

The land extends to 10.29 acres or thereabouts and comprises mainly grassland with approximately 0.90 acres of woodland.

**ACCOMMODATION
ON THE GROUND FLOOR:**

ENTRANCE:

KITCHEN:

12'2" x 10'11" stable style entrance door, range of wooden base units, built in NEFF electric oven and gas hob, NEFF extractor fan, Belfast sink and mixer tap. Yorkshire stone flagged floor with underfloor heating.

LIVING ROOM:

16'5" x 14'5" open fire with solid fire surround, stairs off to first floor with under stairs cupboard, exposed timber beams. Yorkshire stone flagged floor with underfloor heating.

DINING ROOM:

12'5" x 10'6" open fire with solid surround. Yorkshire stone flagged floor with underfloor heating.

BATHROOM:

12'4" x 4'10" bath with electric shower over, pedestal wash hand basin, low flush wc, heated towel rail and benefits from underfloor heating.

STAIRCASE TO FIRST FLOOR:

Under stairs cupboard

LANDING:

Cupboard housing Worcester LPG Gas Combi Boiler & hot water tank, radiator.

BEDROOM 1:

16'3" x 12'4" built in wardrobe, radiator.

BEDROOM 2:

9'4" (max) x 11'11" built in wardrobe, radiator.

BEDROOM 3:

12'4" x 11'2" eaves bedroom, small radiator, exposed wooden beams.

OUTSIDE:

There are lawned gardens to the front and rear of the property, each enclosed by a dry stone wall. There is a small flagstone patio area surrounding the entrance to the property.

BRICK RANGE:

Stone construction under a pantile roof with electric connection and comprising: -

Store 1 - 16'5" x 11'1"

Store 2 - 15'5" x 9' approx. with pig sty beneath.

Lean to - housing fuse box for buildings.

MAIN BARN:

27'10" x 14'6" of stone construction under a pantile roof with solid floor. Recently renovated and benefiting from electric connection. External granary steps giving access to loft over the ground floor.

LAND:

The land extends to approximately 10.29 acres of undulating grassland. The boundaries of the land comprise stock proof fencing and dry stone walling. Included in the land is an area of woodland extending to approximately 0.9 acres of mainly mixed hardwood species. The land is bordered to the south eastern boundary by a small stream and further bordered by the River Seven to the north east.

GENERAL INFORMATION:

SITUATION:

Pickering 9 miles; Kirkbymoorside 9 miles; Helmsley 14 miles; Whitby 18 miles; York 40 miles

Woodlands Farm lies to the north west of Rosedale Abbey and in a private position overlooking the surrounding landscape.

Nearby Rosedale Abbey is a popular village situated in the heart of the North York Moors offering three family friendly public houses, village shop, two tea rooms and many other activities and tourist attractions.

Access to Woodlands Farm is taken from Rosedale Abbey via Daleside Road. From Daleside Road the access then crosses the land being sold with the property.

SERVICES:

Mains electricity, spring fed water supply, LPG gas central heating, telephone connection. The property benefits from underfloor heating throughout the ground floor.

The property benefits from an excellent broadband service via the Moorsweb.

TENURE/TITLE:

The property is held freehold, with vacant possession given on completion.

RIGHTS OF WAY:

A public footpath crosses the land to the south of the dwelling. The property is sold subject to and with the benefit of all rights of way whether mentioned in these particulars or not.

WAYLEAVES AND EASEMENTS:

An electricity line crosses the land situated to the north of Daleside Road. The property is sold subject to and with the benefit of all wayleaves/easements whether mentioned in these particulars or not.

SPORTING & FISHING RIGHTS:

These are in hand and included in the sale.

BASIC PAYMENT SCHEME:

The land is not registered on the Rural Land Register for purposes of claiming the Basic Payment Scheme.

LOCAL AUTHORITIES:

Ryedale District Council
Ryedale House, Old Malton Rd
Malton YO17 7HH

North York Moors National Park
The Old Vicarage, Bondgate
Helmsley, York YO62 5BP

LISTING:

The farmhouse and some of the buildings are Grade II listed.

COUNCIL TAX:

Band D

ENERGY PERFORMANCE CERTIFICATE:

Band F

VIEWING:

Strictly by appointment with the Sole Selling Agents, Boulton and Cooper Stephenson's. Tel: 01653 692151. Open Viewing Days will be arranged.

HEALTH & SAFETY:

Interested parties are reminded that some of the traditional buildings may be unsafe and are only to be viewed when accompanied by the selling agents.

GUIDE PRICE:

£500,000

METHOD OF SALE:

Woodlands Farm is offered for sale by Private Treaty and interested parties are asked to register their interest with the Agents on 01653 692151 to be kept informed of sales progress. The Agents reserve the right to conclude negotiations by any other means at their discretion.

PLANS AREAS AND MEASUREMENTS:

The plans, areas and measurements are a guide and subject to verification with the Title Deeds.

CONTACT DETAILS:

Please direct any enquiries to Boulton & Cooper Stephenson's Malton office (Ref: DBL/JAS):
Tel: 01653 692151
Email: agric@boultoncooper.co.uk

Or

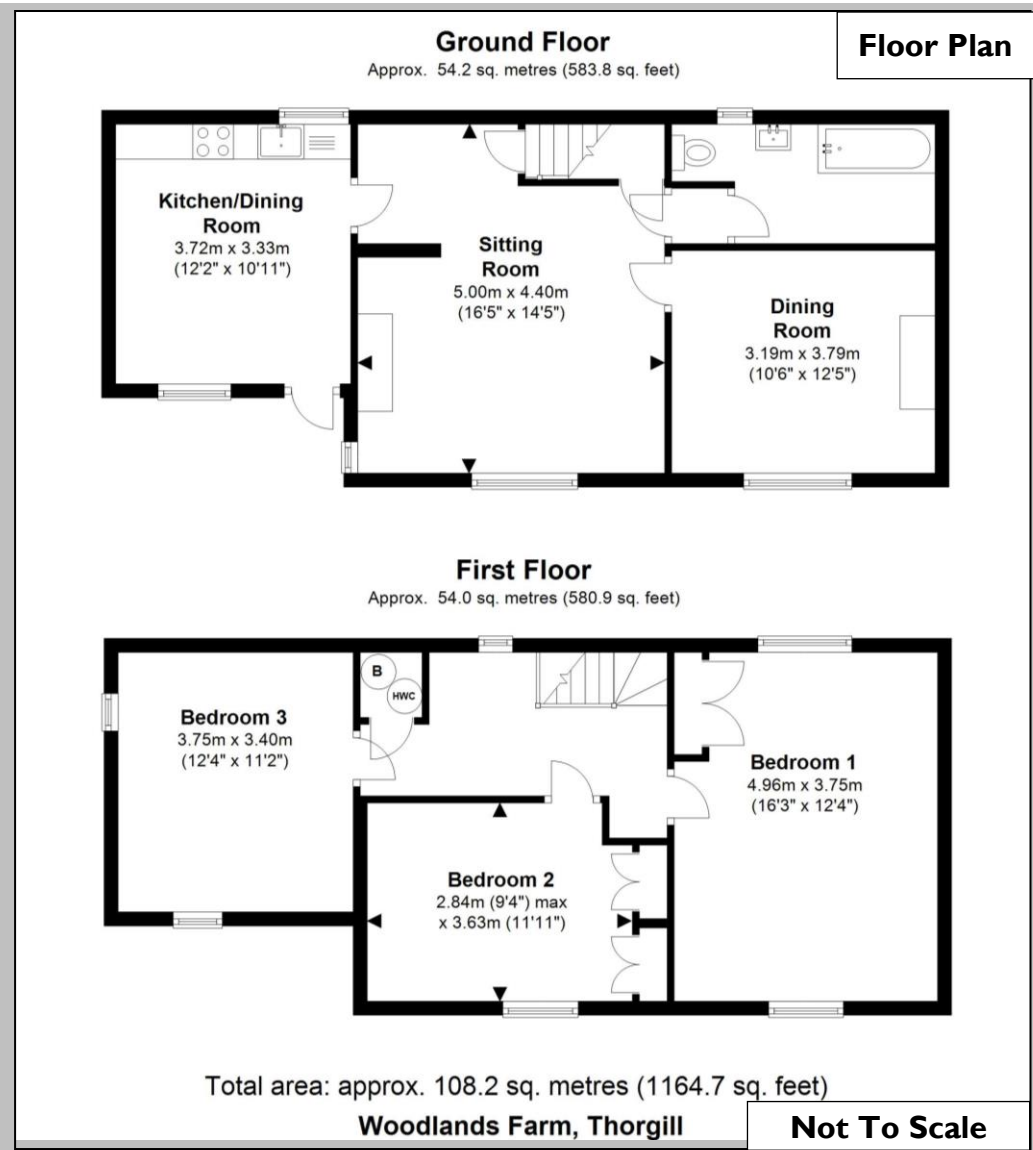
Boulton & Cooper Stephenson's Kirkbymoorside office (Ref: PGF):
Tel: 01751 432792
Email: kirkbymoorside@boultoncooper.co.uk

NOTE:

Please note if you have downloaded these particulars from our website, you must contact our office to register your interest regarding progress of the sale.







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