
StephensonsRural
2 Thornhill, Bore Tree Baulk, Dunnington, York
7.50 Acres (3.04 Hectares)



SR
Est. 1871



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StephensonsRural

2 Thornhill, Bore Tree Baulk, Dunnington, York, YO19 5HD

A fabulous smallholding extending to approximately 7.50 acres in total. 2 Thornhill is situated just outside of the popular village of Dunnington and just 3 miles to the east of York.

The Property is available as a whole or in 2 lots as outlined below:

Lot 1 - A four-bedroom semi-detached barn conversion with great external areas to the front and rear together with a stable block and 4.86 acres (1.97 hectares) of well-serviced grass paddocks with field shelters.

Guide Price £685,000

Lot 2 - A 2.14 acre (0.87 hectare) grass paddock. Suitable for equestrian and amenity purposes.

Guide Price £45,000

Property Overview
2 Thornhill is an attractive semi-detached barn conversion within the Fulford School catchment area, offering well-proportioned four-bedroom accommodation extending to approximately 1,539sq ft. The property enjoys an abundance of natural light throughout and occupies an appealing position, with generous south-facing and rear gardens.

Externally, the property benefits from a detached stable block and approximately 4.87 acres of well-maintained, well-serviced grass paddocks, complete with field shelters, making it particularly well suited to equestrian or smallholding interests.

Directions
From York, proceed east along the A1079 towards Murton, continuing through Badger Hill in the direction of Grimston Bar. At the roundabout, take the exit continuing along the A1079. Take the first available left-hand turning onto Bore Tree Baulk. The property can be identified by a Stephensons Rural sale board positioned on the right-hand side of the road.

2 Thornhill
The property comprises an attractive brick-built, two-storey semi-detached dwelling beneath a pitched tiled roof, with black aluminium windows throughout. The property benefits from UPVC rainwater goods and is connected to mains water and electricity, with gas-fired central heating and drainage to a shared septic tank.

Accommodation
Kitchen/Dining Room
7.43m x 3.05m (24'5 x 10'0)
A spacious and well-appointed kitchen, fitted with an attractive range of wall and base units, integrated fridge/freezer and is complemented by newly installed quartz work surfaces. The kitchen benefits from integrated cooking appliances and dishwasher, together with additional space for freestanding appliances.

Sitting Room
5.07m x 4.25m (16'8 x 13'11)
A particularly appealing open-plan living and dining space, flowing seamlessly from the kitchen to create an excellent area for both everyday living and entertaining. The room features a wood-burning stove, providing an attractive focal point, whilst large glazed doors allow plenty of natural light to flood the space and provide views over and direct access to the garden.

Hallway
4.35m x 1.66m (14'3" x 5'5")

Family Bathroom
2.10m x 2.14m (6'11" x 7'0")
Fitted with a modern suite comprising a bath with shower over, wash hand basin and WC. The room is fully tiled.

Family Room/Double Bedroom
4.26m x 3.36m (14'0 x 11'0)
A generously proportioned double bedroom, featuring an impressive floor-to-ceiling window to the exterior wall, enjoying attractive views towards the woodland seating area to the front of the property.

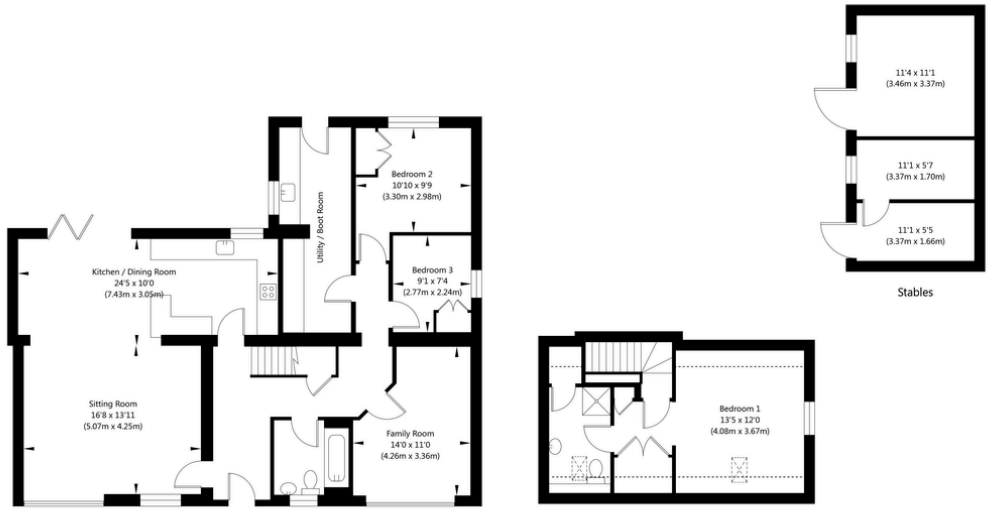
Bedroom Two
3.30m x 2.98m (10'10 x 9'9)
A well-proportioned double bedroom, featuring engineered oak flooring and fitted wardrobes, providing useful built-in storage.

Bedroom Three
2.77m x 2.24m (9'1 x 7'4)
A downstairs bedroom with attractive wooden flooring, ideally suited for use as a home office or study.

Utility/Boot Room
2.05m x 5.87m (6'9" x 19'3")
A particularly spacious and practical utility room, fitted with a range of wall and base units with a quartz worktop, a traditional Belfast sink and tiled flooring. Providing excellent additional storage and laundry space.

Master Bedroom
4.08m x 3.67m (13'5 x 12'0)
A spacious and well-proportioned double bedroom, benefiting from a range of fitted wardrobes and cupboards, providing ample built-in storage.

En-suite Shower Room
1.70m x 2.98m (5'7" x 9'9")
Fitted with a suite comprising a separate shower cubicle, WC and wash hand basin. The room also incorporates a useful airing/boiler cupboard.











Stable Block

Situated on the gravelled driveway to the south of the property, the detached timber stable block provides two loose boxes, with the flexibility to divide one of the boxes as a tack room and feed room if required. The stable block uses a hose attachment for the water supply and battery-powered electricity.

To the rear of the stable block is a large and useful storage container, providing additional space for the storage of equipment, feed and general equestrian sundries.



Field Shelters

The paddocks are further complemented by three field shelters, conveniently positioned along the northern boundary. These comprise one temporary shelter measuring approximately 24' x 12' and two further shelters, each measuring approximately 16' x 12'. The shelters benefit from mains water, providing useful facilities for the management and welfare of livestock.

Land

The land extends to approximately 4.87 acres (1.97 hectares) of predominantly level grass paddocks, offering excellent potential for grazing and equestrian use.
The paddock is enclosed by post-and-rail fencing on all sides which is currently electrified being connected to the mains electricity of the house. Currently arranged as three separate paddocks, the land also incorporates a useful access walkway along the northern boundary. According to the Agricultural Land Classification, the land is designated Grade 3 and falls within the Blackwood Soil Association, characterised by deep, permeable sandy soils.

Access is available directly from the A166 or, more conveniently, via the principal shared driveway leading from Bore Tree Baulk. Adjacent to the rear paddock is a fenced amenity area with a small pond, vegetable patch and established plum, pear and apple trees. The field boundaries are made up of mature ash, sycamore and beech trees, as well as hawthorn and blackthorn hedging.



Lot 2

Lot 2 comprises a single grass paddock extending to approximately 2.14 acres (0.87 hectares), offering excellent potential for grazing, equestrian or general amenity use.
Water is currently provided via a hosepipe connected to the house, but this can be sourced from a mains connection if sold separately. The paddock is enclosed by post-and-rail fencing incorporating sheep wire, providing a secure boundary for livestock.
The land is classified as Grade 3 under the Agricultural Land Classification and falls within the Blackwood Soil Association, characterised by deep, permeable sandy soils.
Access is available via a right of way over the property's driveway from Bore Tree Baulk, or alternatively by direct access from the A166.

GENERAL INFORMATION:

Services
Mains water and electric are connected to the House and heating is provided via a gas boiler. The Stable Block and Field Shelters also benefit from a water supply via a hosepipe connection to the house and the rear paddock is electrified via a connection to the main electricity at the house. Draining is to a shared septic tank.

Fixtures and Fittings
Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

Wayleaves and Easements
The property is sold subject to all wayleaves and easements whether mentioned in these particulars or not.

Public Rights of Way
The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendors' are not aware of any public rights of way crossing the land. The property is accessed via a private drive with a full vehicle Right of Way. The existing landowner is responsible for maintenance of the track.

Nitrate Vulnerable Zone (NVZ) & Sporting and Mineral Rights
The land falls within a NVZ which will limit the times of year fertiliser can be applied. We understand that the Sporting Rights and Mineral Rights are included in the sale, in so far as they are owned.

Local Authority
City of York Council, West Offices, Station Rise, York YO1 6GA. Tel: 01904 551550

Tenure
We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

Energy Performance Certificate & Council Tax
2 Thornhill is assessed in EPC Band C and is assessed in Council Tax Band D

Covenant
There is a restrictive covenant over the paddock land (4.87 acres and 2.14 acres) that prohibits any development which would require a planning permission for a period of 20 years. There is a limit to the number of chickens and cattle that can be kept on the property.

Plans and Measurements
The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

Method of Sale
The land is offered for sale by private treaty as a whole. The Vendor reserves the right to conclude the sale by any means.

VAT
It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

Anti-Money Laundering Regulations
The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

What3words
///flock.string.slurs to the access drive.
///moment.waving.burn to the barn conversion.

Viewing and Registration
Strictly by appointment through the Selling Agents, Stephensons Rural, only.
Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale.
Please also register at www.stephenson.co.uk for regular email updates.

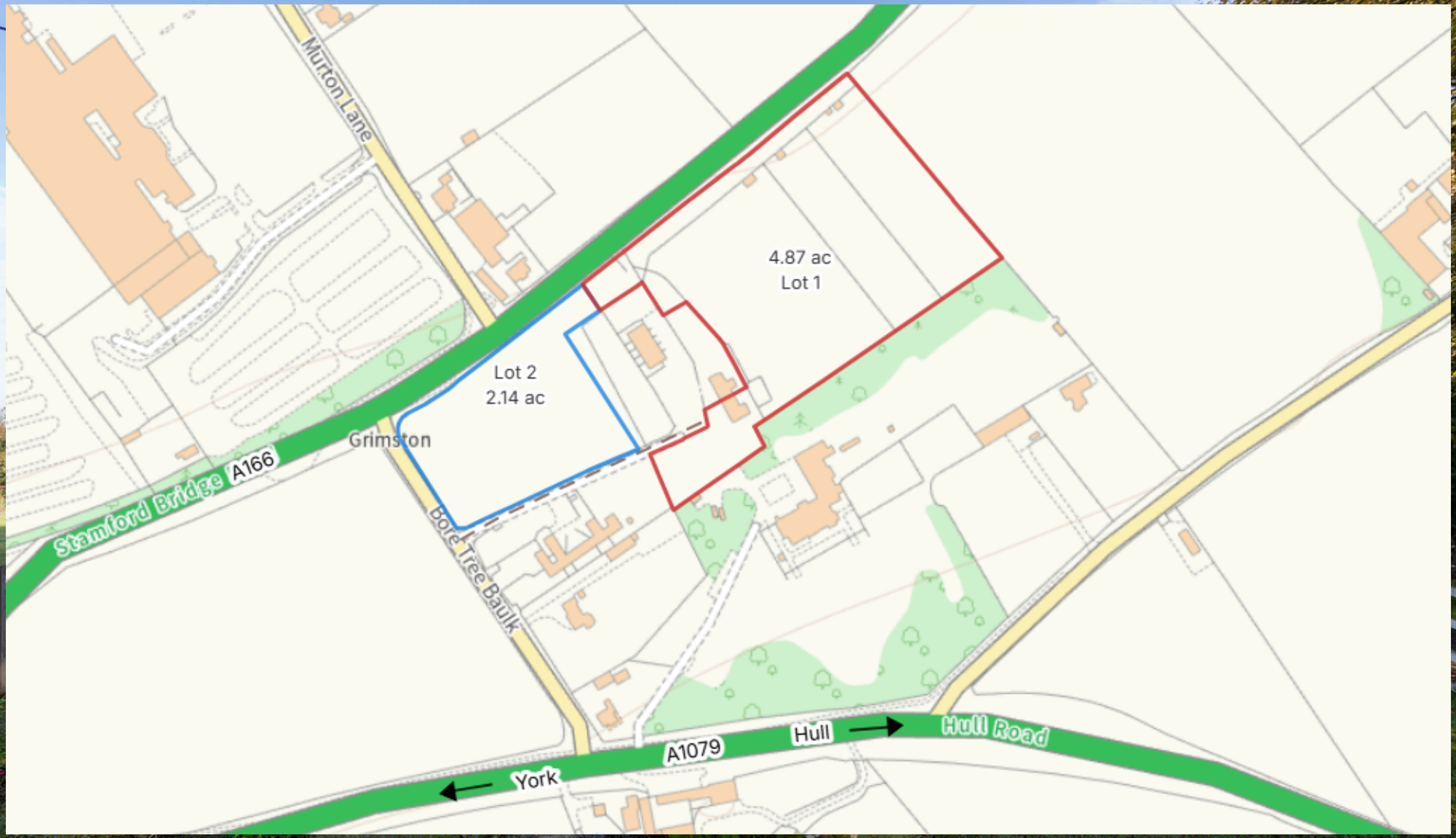
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Date of Information
Particulars prepared & Photographs taken – October 2026
Reference – 24518/JC/AJT

Important Notice
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 inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out general guide only and do not constitute any part of the contract (i i) no person in the employment of Stephensons R ural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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