



Eastfield Farm West Lane | East Heslerton, Malton

BoultonCooper

BC
Est. 1801



Eastfield Farm West Lane East Heslerton, Malton

An attractive four bedroom detached rural property offering flexible accommodation, together with a range of outbuildings (over 20,000 sq.ft.) and includes grass and arable land, extending in all to 20.47 acres (8.28 ha).

The flexible accommodation lends itself to a wide-range of prospective buyers, including those looking to work-from-home, multi-generational living and those attracted to the extent of well-equipped farm buildings and land.

Eastfield Farm presents a rare opportunity to the open market, and a viewing is highly recommended.

Guide Price £975,000

THE HOUSE ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

4.37m x 2.03m (14'4" x 6'8")

CLOAKROOM

3.18m x 1.50m (10'5" x 4'11")

With low flush wc, wash hand basin and airing cupboard housing the hot water cylinder.

KITCHEN

5.97m x 3.86m (19'7" x 12'8")

With a range of modern fitted base and wall mounted units, with pantry cupboard, ceramic sink and drainer with chrome mixer taps, integral double oven and grill with additional integral appliances, heated towel rail, double glazed window to the side and front, door to outside and garden area.

DINING ROOM

3.89m x 3.81m (12'9" x 12'6")

Double glazed window to the side.

INNER HALLWAY

2.18m x 1.78m (7'2" x 5'10")

Staircase to first floor.

SITTING ROOM

7.57m x 5.33m (24'10" x 17'6")

Open fireplace on a marble hearth and surround, timber mantelpiece, twin alcoves, triple aspect double glazed windows.

BEDROOM 1 (S)

3.94m x 3.91m (12'11" x 12'10")

Triple fitted wardrobes and decorative fireplace, double glazed window to the south elevation.

BEDROOM 2 (SW)

3.96m x 3.94m (13' x 12'11")

Double glazed bay window to the south elevation, fitted wardrobe.

BEDROOM 3 (W)

3.94m x 3.94m (12'11" x 12'11")

Double glazed window to the side, fitted wardrobe with sliding door.

BATHROOM

Opaque double glazed window, Panelled bath, shower cubicle, wash hand basin into vanity unit, low flush wc, heated towel rail and airing cupboard.

TO THE REAR ELEVATION

Landing from the Entrance Hall.

UTILITY ROOM

4.22m x 1.75m (13'10" x 5'9")

Range of fitted units, double glazed window to the side.

STUDY

4.14m x 2.31m (13'7" x 7'7")

Double glazed window to the side.

GAMES ROOM WITH BAR

5.99m x 3.86m (19'8" x 12'8")

With its own bar area, cupboard spaces, double glazed window and double glazed door to the rear.



FAMILY ROOM

5.49m x 4.19m (18' x 13'9")

Cast iron log burning stove into brick recess on a stone hearth, French doors to the outside patio.

FIRST FLOOR

BEDROOM 4 (W)

6.15m x 2.49m (20'2" x 8'2")

Double glazed doors onto balcony with steps to ground floor level and gardens.

LOFT SPACE

5.28m x 2.67m (17'4" x 8'9")

Boarded floor but unfurnished.

OUTSIDE

Eastfield Farm is approached along its eastern boundary with road frontage onto West Lane. There is a hardstanding parking area to the rear, providing access to the Double Garage (20'1" x 19'4"). There are delightful gardens which wrap around all sides of the property comprising lawned areas, and a substantial raised bed section with vegetable plots and beds for cut flowers, together with a lean-to greenhouse and patio areas. To the north of Eastfield Farmhouse, the main cluster of farm buildings briefly comprises:

GENERAL PURPOSE BUILDING

19.81m x 24.38m (65' x 80')

With lean-to's to both side elevations (80' x 35') x 2 of twin span steel portal frame construction with concrete block walls and PCI sheeting above, fibre cement roof, concrete floor.

WORKSHOP

9.91m x 9.17m (32'6" x 30'1")

OLD FARROWING HOUSE

10.97m x 9.75m plus 11.28m x 3.05m (36' x 32' plus 37' x 10')

LIVESTOCK BUILDING

33.53m x 9.75m plus 33.53m x 6.40m (110' x 32' plus 110' x 21')

of steel portal frame construction, earth floor.

THE LAND

The land is all situated within a ring fence, extending in all to 20 acres or thereabouts, and comprises arable and grass land.

SERVICES

The property benefits from oil-fired central heating, mains electricity and water. Private drainage system.

TENURE

We understand to be freehold with vacant possession on completion.

WAYLEAVES AND EASEMENTS

The land is sold subject to and with the benefits of all wayleaves and easements whether mentioned in these sales particulars or not.

VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with the Local Authority on 01653 600666.

ENERGY PERFORMANCE CERTIFICATE

Assessed in Band D. The full EPC can be viewed at our Malton office.





VIEWING

Strictly by appointment with the agents

COUNCIL TAX BAND

D

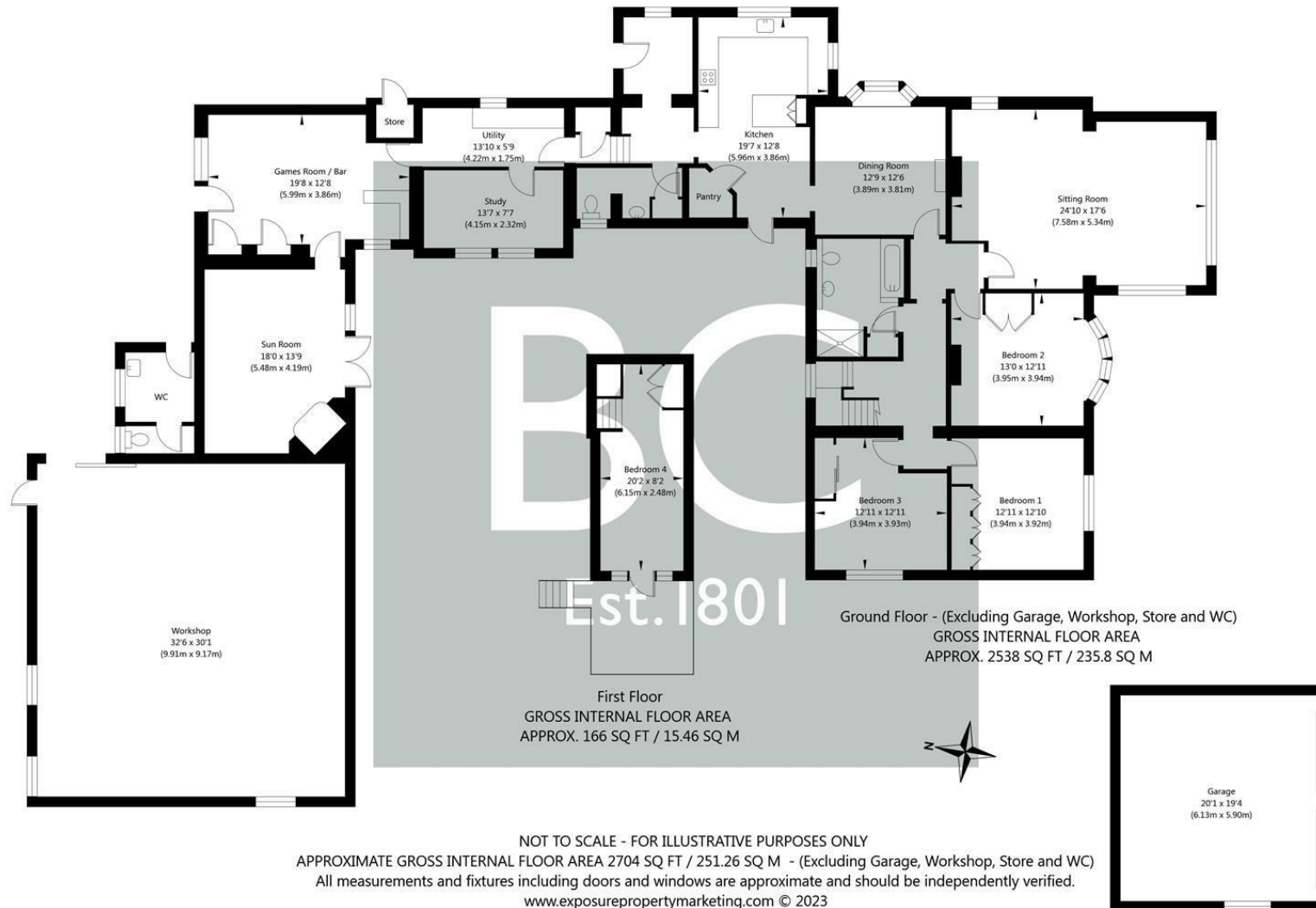
ENERGY PERFORMANCE RATING

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	56	65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Eastfield Farm West Lane | East Heslerton, Malton



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2704 SQ FT / 251.26 SQ M - (Excluding Garage, Workshop, Store and WC)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2023

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The information 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 visit it. We do not intend to provide accurate information but we can assure you that we should not allow any decisions to be influenced by it. The details and measurements are approximate and, where such things as the floor levels, stairing, wiring or more complex details are involved, we would advise you to take your own steps to check these matters in consultation. Although we cannot accept any responsibility for any differences between the brochure or any information in it and what actually exists on the property, we do not intend to do so.

DoubleClicker, its franchisees and its vendors or lessors of the property properties, whose agents they are, give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No person in the employment of DoubleClicker has any authority to make or give representation or warranty whatever in relation to the above property particulars.



t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper