

An aerial photograph of a rural property. In the foreground, a large white barn with a dark roof and a modern glass extension is visible. To its right is a smaller, older stone building. The property is surrounded by green fields and trees. In the background, there are more fields, some trees, and a distant industrial area with smokestacks under a blue sky with scattered clouds.

StephensonsRural

The Barn, Deighton, York
12.24 Acres (4.95 Hectares)





York Auction Centre, Murton
York YO19 5GF

t: 01904 489731

e: enquiries@stephenson.co.uk

stephenson.co.uk



Vendor's Solicitor:
Newstead & Walker
Mercury House
Mercury Row
Otley
LS21 3HQ



StephensonsRural

The Barn, Deighton, York, YO19 6HQ

An exciting opportunity to acquire an attractive smallholding extending to approximately 12.24 acres in total.

The Barn is situated outside of the popular village of Deighton, conveniently located to the south of York and with good access routes via the A19.

The property comprises a two-bedroom barn conversion together with an adjoining one-bedroom annex, detached garage block, outbuilding, currently used as a studio, an agricultural building and 11.5 acres of grass paddocks.

Guide Price - £995,000



The Barn is an attractive converted barn, providing a two-bedroom dwelling with an adjoining one-bedroom annex. The property offers spacious accommodation extending to approximately 2,154 sq ft, excluding the loft storage and gallery areas. The accommodation is complemented by a large garden to the south, detached garage block, a separate agricultural building with two stable blocks, 11.5 acres of grass paddocks and a fair weather equestrian arena.

Directions

From York, take the A19 south towards Selby. Continue through Crockey Hill towards Deighton. Off the A19, On the left there is a farm track, with a full right of way, leading to the Barn. There will be a Stephensons Rural sale board identifying the property.

The Barn

The Barn is a detached two storey dwelling under a tile roof with hardwood windows throughout. The dwelling benefits from plastic rainwater goods, mains water and electricity, heating is via an air source heat pump and drainage is to a private septic tank.

Kitchen

6.06m x 4.34m (19'11 x 14'3)

A spacious kitchen with units at low and high level, granite-effect work surfaces, inset Belfast sink, integrated cooking appliances and dishwasher and space for further appliances.

Pantry

Located immediately off the kitchen and providing useful additional storage.

Utility Room

With fitted units, sink and space for laundry appliances.

Sitting / Dining Room

7.36m x 6.00m (24'2 x 19'8)

A spacious living area with exposed ceiling beams and a brick fireplace with a wood-burning stove. Large glazed doors provide views over and access to the garden.

Garden Room

4.01m x 2.81m (13'2 x 9'3)

Additional living space with exposed brickwork, timber flooring and glazed doors leading outside.

WC

With WC and wash hand basin.

Bedroom 1

4.55m x 3.92m (14'11 x 12'10)

A double bedroom with exposed roof timbers, fitted wardrobes and glazed doors with a Juliet balcony overlooking the gardens.

Ensuite

2.54m x 3.96m

Bedroom 2

4.33m x 2.96m (14'2 x 9'9)

A further double bedroom with exposed roof timbers and space for freestanding furniture.

Bathroom

With bath, separate shower enclosure, WC and wash hand basin.

The Annex

The adjoining annexe provides independent accommodation and is accessed by a separate external staircase and entrance as well as internal access. The Annex has been used by the current vendor as a holiday let.

Kitchen / Living Room

5.23m x 3.21m (17'2 x 10'6)

An open-plan living area with fitted kitchen units, integrated oven and hob, sink, space for appliances and room for both seating and dining furniture.

Bedroom

3.46m x 2.61m (11'4 x 8'7)

A double bedroom with fitted wardrobes.

Bathroom

With bath, WC and wash hand basin.

Attic

There is a large storage space with the potential for conversion.

The Barn, Deighton, York, YO19 6HQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA
House (Excluding Loft and Galleries) - 2154 SQ FT / 200.11 SQ M
Total (Including Garage & Barn) - 4335 SQ FT / 402.81 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Garages

A detached rendered building under a tiled roof with four individual garages located on the gravel drive to the west of the property. Internally, the building is divided into two large garage areas and provides parking and storage space. The garages benefit from uPVC rainwater good, mains water and electricity.

Outbuilding/Studio

There is a timber building under a felt roof which has previously been used as a dog grooming studio. This building has potential for a number of uses including a useful work-from-home space.

Agricultural Building

The building is located to the south west of the house and comprises 134.8 sq m of internal space including two loose boxes. The building is timber-framed with a concrete floor, fibre-cement sheet roof, corrugated metal cladding and double sliding doors facing the land. The building benefits from uPVC rainwater goods, mains water and electricity.

Land

The land comprises four grass paddocks and a fair weather equestrian arena extending to 11.5 acres in total. The paddocks are partly fenced and are suitable for grazing and equestrian use.

The land is classified as Grade 2 on the Agricultural Land Classification and is part of the Bishampton 1 soil association described as as deep fine loamy soils.

Access to the land is available via a track located in the north-eastern corner of the property.



GENERAL INFORMATION:

Services

Mains water and electric are connected to the House and heating is provided via an air source heat pump. The Garages and the Building also benefit from mains water and electricity. Draining is to a private 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 farm track with a full vehicle Right of Way. A local farmer 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 are not owned but the rights have not been exercised for a number of years. The 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

The Barn is assessed in EPC Band D. The Annex is assessed in EPC Band C.. The Barn is assessed in Council Tax Band F.

Covenant

There is a covenant over the Property that the Owner shall not erect any additional building or extend or alter any building .within 100 metres of the boundary of the neighbouring dwelling without the consent of the neighbour.

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

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Viewing and Registration

Strictly by appointment through the Selling Agents, Stephenson's 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.

Agent Contact

Stephenson's Rural, York Auction Centre, Murton YO19 5GF Tel: 01904 489 731
Johnny Cordingley MRICS FAAV e: jc@stephenson.co.uk
James Bramley BSc e: james.bramley@stephenson.co.uk

Vendor's Solicitor

Newstead & Walker, Mercury House, Mercury Row, Otley, LS21 3HQ Tel: 01943 461414

Date of Information

Particulars prepared & Photographs taken – July 2026
Reference – 23337/JC/JB

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. Stephenson's 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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