



The Lodge Farm | Farlington, York

BoultonCooper

BC
Est. 1801





The Lodge Farm | Farlington, York

A rare opportunity to purchase a unique small-holding in an exceptionally delightful setting with outstanding panoramic views across the surrounding countryside.

The Lodge Farm is situated on the edge of the picturesque village of Farlington, between the market towns of Malton and Easingwold, and yet only 12 miles north of the City of York.

The farmstead commands a prominent and elevated position and is situated centrally within the holding to enjoy the best of the views. The property comprises a detached five-bedroom period residence, now in need of renovation and upgrading.

Adjacent to the farmhouse lie the ancillary farm buildings, which are predominantly traditional brick structures with more modern agricultural buildings. The whole farmstead lends itself to a programme of renovation with the significant potential for redevelopment, subject to the necessary consents.

The grassland is all within a ring fence, gently sloping down to the south.

The Lodge Farm will appeal to a wide range of buyers, including those with residential, agricultural or equestrian interests.

In all 32.67 acres (13.22 hectares) or thereabouts.

Guide Price £1,500,000

t: 01653 692151
e: malton@boultoncooper.co.uk
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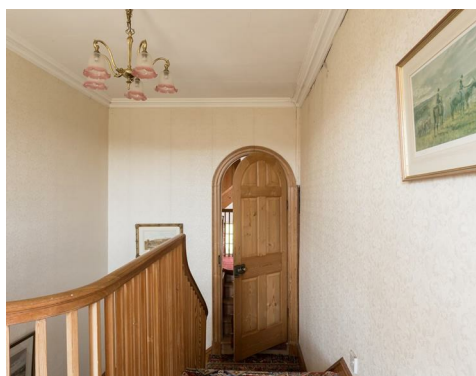
Solicitors:

Harland & Co
18 St Savourgate, York. YO1 8NS



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THE LODGE FARMHOUSE:

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

6.10m x 2.44m (20' x 8')

Arched timber entrance door, turned timber staircase, understairs cupboard.

DRAWING ROOM (SW)

6.12m x 4.85m (20'1" x 15'11")

Front aspect timber frame single glazed sliding sash windows, open cast iron fireplace on a stone hearth with marble and timber surround and mantelpiece, twin display alcoves, picture rail and decorative corning.

SITTING ROOM (SE)

6.12m x 4.01m (20'1" x 13'2")

Front aspect timber frame single glazed sliding sash window, cast iron fireplace on a stone hearth with marble and timber surround and mantelpiece, twin built-in cupboards, dado rail and picture rail.

INNER HALLWAY

2.77m x 2.41m (9'1" x 7'11")

Second staircase to first floor with under stairs cupboard, door to outside.

STUDY

4.80m x 2.54m (15'9" x 8'4")

Rear aspect timber frame opaque single glazed window. Unfurnished.

KITCHEN/BREAKFAST ROOM

4.83m x 4.65m (15'10" x 15'3")

Rear aspect timber frame single glazed window, range of fitted base mounted units, 1.5 bowl stainless steel sink and drainer with chrome mixer taps, oil fired 2 hotplate Aga into tiled recess, ceiling height pine cupboard, exposed timber beam ceiling.

REAR LOBBY

3.02m x 2.08m (9'11" x 6'10")

Doors to outside, tiled floor, exposed timber beam, sliding door to:

UTILITY ROOM

5.77m x 3.02m (18'11" x 9'11")

Side aspect timber frame single glazed window, fitted range of base mounted units, stainless steel sink and drainer with chrome mixer taps, original 'W Walker of York' cast iron former bread oven, plumbing for washing machine, tiled floor, exposed timber beams.

TO THE FIRST FLOOR

GALLERIED LANDING

5.51m x 2.41m (18'1" x 7'11")

With separate arched doorway to steps leading to rear landing, timber frame single glazed sliding sash window to the south elevation.

BEDROOM 1 (SE)

6.25m x 4.67m (20'6" x 15'4")

Timber frame single glazed sliding sash windows to the front and side, decorative cast iron fireplace with stone surround and timber mantelpiece, door to built-in cupboard.



BEDROOM 2 (SW)

4.62m x 3.38m (15'2" x 11'1")

Front aspect timber frame single glazed sliding sash window, decorative fireplace with stone and timber surround, timber mantelpiece, door to built-in cupboard.

REAR LANDING

3.86m x 2.44m (12'8" x 8')

Access to rear staircase from the ground floor, enclosed staircase to loft space.

BEDROOM 3 (MID-W)

5.05m x 2.72m (16'7" x 8'11")

Side aspect timber frame single glazed sliding sash window.

BEDROOM 4 (NW)

5.08m x 2.82m (16'8" x 9'3")

Rear aspect timber frame single glazed window.

BATHROOM

4.85m x 4.09m (15'11" x 13'5")

Rear aspect timber frame single glazed, three piece suite comprising panelled bath, wc and pedestal wash hand basin, airing cupboard with shelving and housing the hot water cylinder, door and steps down to:

BEDROOM 5 (E)

5.89m x 3.00m (19'4" x 9'10")

Front and side aspect timber frame single glazed windows.

DRESSING ROOM

3.00m x 1.80m (9'10" x 5'11")

Side aspect timber frame single glazed window.

THE OUTSIDE:

The principal driveway leads to a walled hardstanding parking area to the side of the house and to the adjoining garage (16'3" x 9'11") to the rear, with up and over door. To the front, there are established lawned gardens with herbaceous borders, enclosed partly by post and rail fencing and hawthorn hedgerow. A mixture of mature evergreen and deciduous trees form a natural screening to a further lawned garden to the west elevation with orchard and selection of soft fruit trees. 2 no. brick outhouses (12' x 5') with brick wall across the rear of the property, with cobbled area housing the oil tank.

THE FARM BUILDINGS:

The principal cluster of traditional farm buildings are situated to the east of the farmhouse. The accommodation is extensive and offers scope for modernisation and improvement. There is also the significant potential for the conversion and redevelopment of the farmstead, subject to the necessary consents.

The farm buildings briefly comprise (numbering corresponds with the floorplan):

WEST RANGE (1)

9.12m x 4.90m (29'11" x 16'1")

Two storey of brick construction under a clay pantile roof, concrete floor, two stable doors, divided into 2 large loose boxes and implement store, full length granary loft over.





CATTLE STORE (2)

10.87m x 3.96m (35'8" x 13')

Central range of brick construction under a pantile roof, brick and fibre cement lean-to extension providing general purpose store.

COWHOUSE (3)

Brick construction under a monopitch pantile roof, leads out into part covered fold yard with timber pole barn construction under a fibre cement roof.

FORMER DAIRY (4)

7.87m x 5.05m (25'10" x 16'7")

Two storey brick construction under a pantile roof, loft over.

THE GRANARY (5)

11.99m x 6.30m (39'4" x 20'8")

Double height barn of brick construction under a pantile roof.

THE FORMER WHEELHOUSE (6)

7.14m x 7.11m (23'5" x 23'4")

Single storey store of brick construction under a pantile roof.

GENERAL PURPOSE BUILDING (7)

10.16m x 6.76m (33'4" x 22'2")

Timber frame with concrete block walls under a fibre cement roof, Yorkshire boarding to the north elevation, 3 bays.

EAST RANGE (8)

14.88m x 4.57m (48'10" x 15')

Brick construction under a pantile roof, 2 storey with 5no. looses boxes, full length granary loft over.

PRODUCE STORE (9)

19.13m x 12.17m (62'9" x 39'11")

Four bay pole barn, timber, cast iron and corrugated iron sheets with corrugated iron cladding to the east and north elevations.

THE LAND:

The Lodge Farm is approached along a sweeping private driveway, which travels over Farlington Beck and is then flanked by its own grassland before arriving at the farmstead. The whole farm is down to grass, and crucially the farmstead sits centrally surrounded by its own land. There is a public footpath and shared access route which runs along the eastern boundary of the farm. We understand this right of way also provides a second point of access into the farm from the adopted highway.

The land is classified as Grade III on the Agricultural Land Classification Maps with the soil type identified within the Dunkeswick series, characterised as slowly permeable, fine loamy soils over clayey soils. The land is ideally suited for livestock grazing, wider grassland management and some arable cropping arrangements.

GENERAL INFORMATION:

LOCATION:

The Lodge Farm is situated on the western edge of the North Yorkshire village of Farlington, 12 miles north of the City of York, between the larger villages of Sheriff Hutton and Stillington. A BoultonCooper For Sale board will identify the property.



WHAT3WORDS

///asked.fillers.huts or ///establish.games.mush

TENURE:

We understand to be freehold with vacant possession on completion.

SERVICES:

We understand the property benefits from mains water and electricity. Drainage to the farmhouse is via a private system. There is a water supply to the farm buildings. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX BAND:

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

LOCAL AUTHORITY:

North Yorkshire Council
County Hall, Racecourse Lane, Northallerton. DL7 8AD
Tel: 0300 131 2131

ENERGY PERFORMANCE RATING:

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

RIGHTS OF WAY:

There is a public footpath and access to the neighbouring farm which runs along the eastern perimeter boundary of the farm land.

WAYLEAVES AND EASEMENTS:

There is an electricity line with timber poles crossing the land for which an annual wayleave payment is received. The property is sold subject to all wayleaves and easements whether mentioned in these sale particulars or not.

OVERAGE CLAUSE:

The vendor and their successors in title reserve the right to receive 50% of the uplift in value in the event of an implementation or disposal (whichever is the sooner) following the grant of a planning consent(s) for a use other than agriculture, horticulture or equestrian for a period of 30 years. The overage provision will not apply if planning consent is granted for 1no. single additional dwelling at the property, or if planning consent is obtained to extend the existing dwelling-house beyond its current domestic curtilage.

SPORTING & MINERAL RIGHTS:

The Sporting & Mineral Rights are understood to be in hand and are included in the sale so far as they are owned.

BASIC PAYMENT SCHEME (BPS):

The land is currently registered for BPS although we understand that the entitlements are not available from 2024 onwards.

ENVIRONMENTAL SCHEMES:

We understand the land is not in any environmental scheme.

NITRATE VULNERABLE ZONE (NVZ):

We have checked the Environment Agency's NVZ Map which identifies the land with an NVZ.





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 machinery and livestock and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES:

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

GUIDE PRICE:

£1,500,000

METHOD OF SALE:

For Sale by Private Treaty. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.

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 buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

CONTRACTS & COMPLETION:

Contracts are to be exchanged as soon as possible with completion by agreement.

VIEWING:

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151. Open Viewing Days to be arranged.

Key Contact:

Henry Scott MSc MRICS m: 07739 983806 ; e: henry.scott@boultoncooper.co.uk



Farlington, York, YO61 1NS

VIEWING

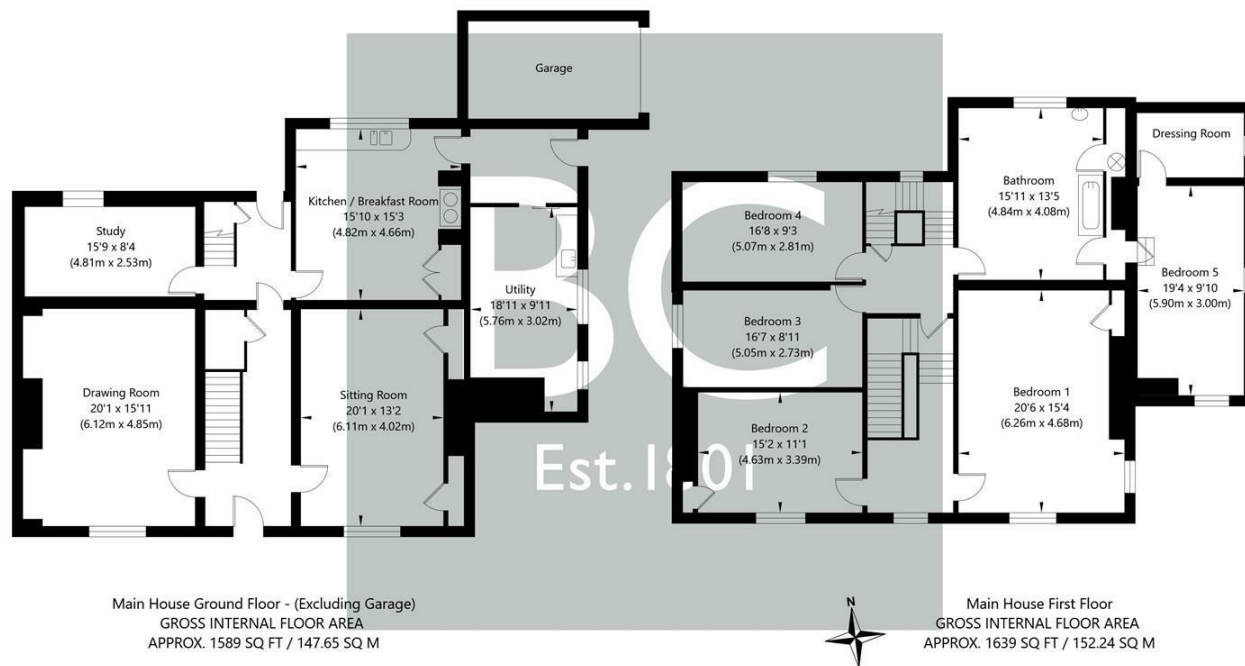
Strictly by appointment with the Agents.

COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			45
(21-38) F			
(1-20) G		4	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

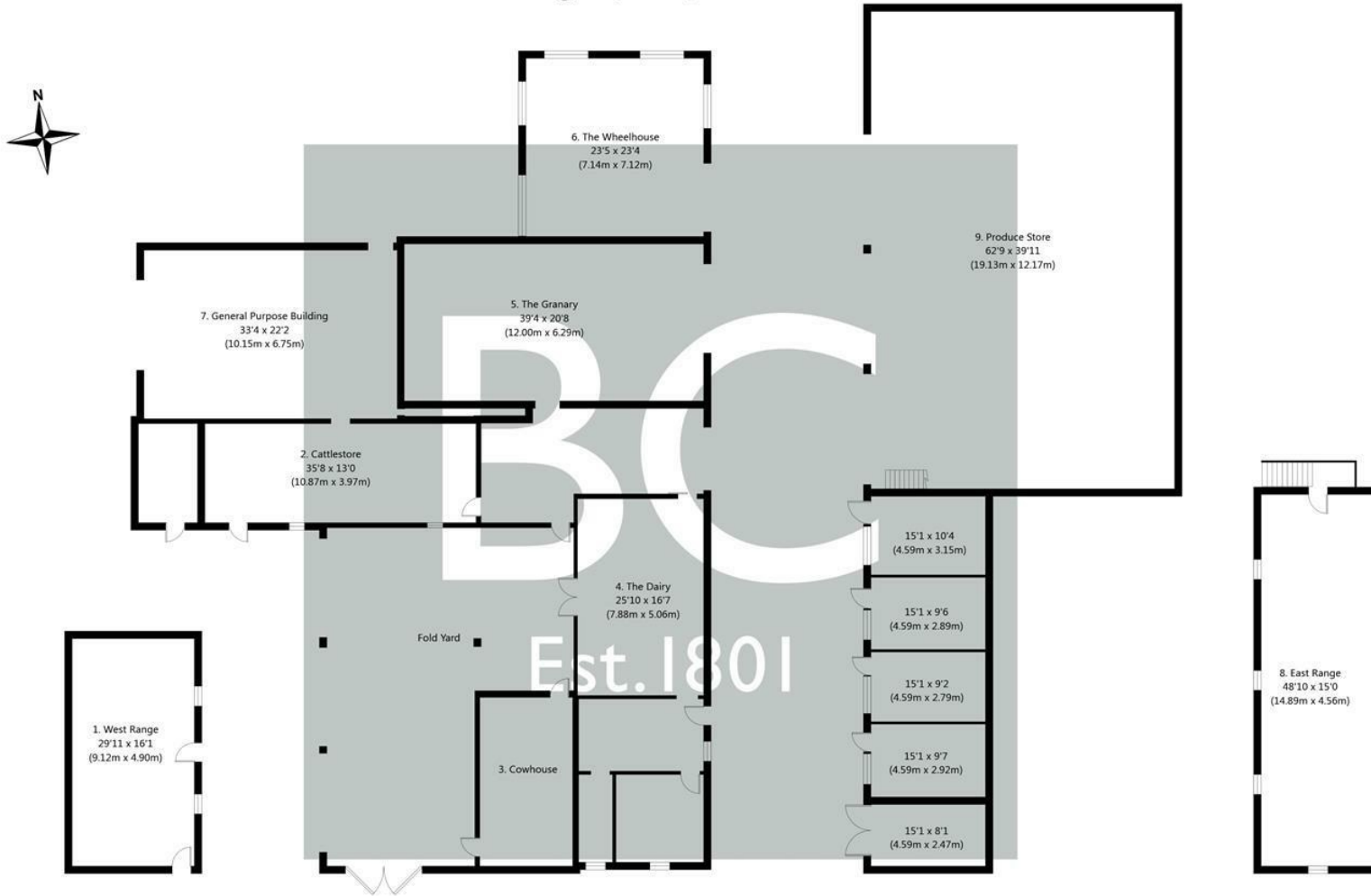
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA

Main House - 3228 SQ FT / 299.895 Q M - (Excluding Garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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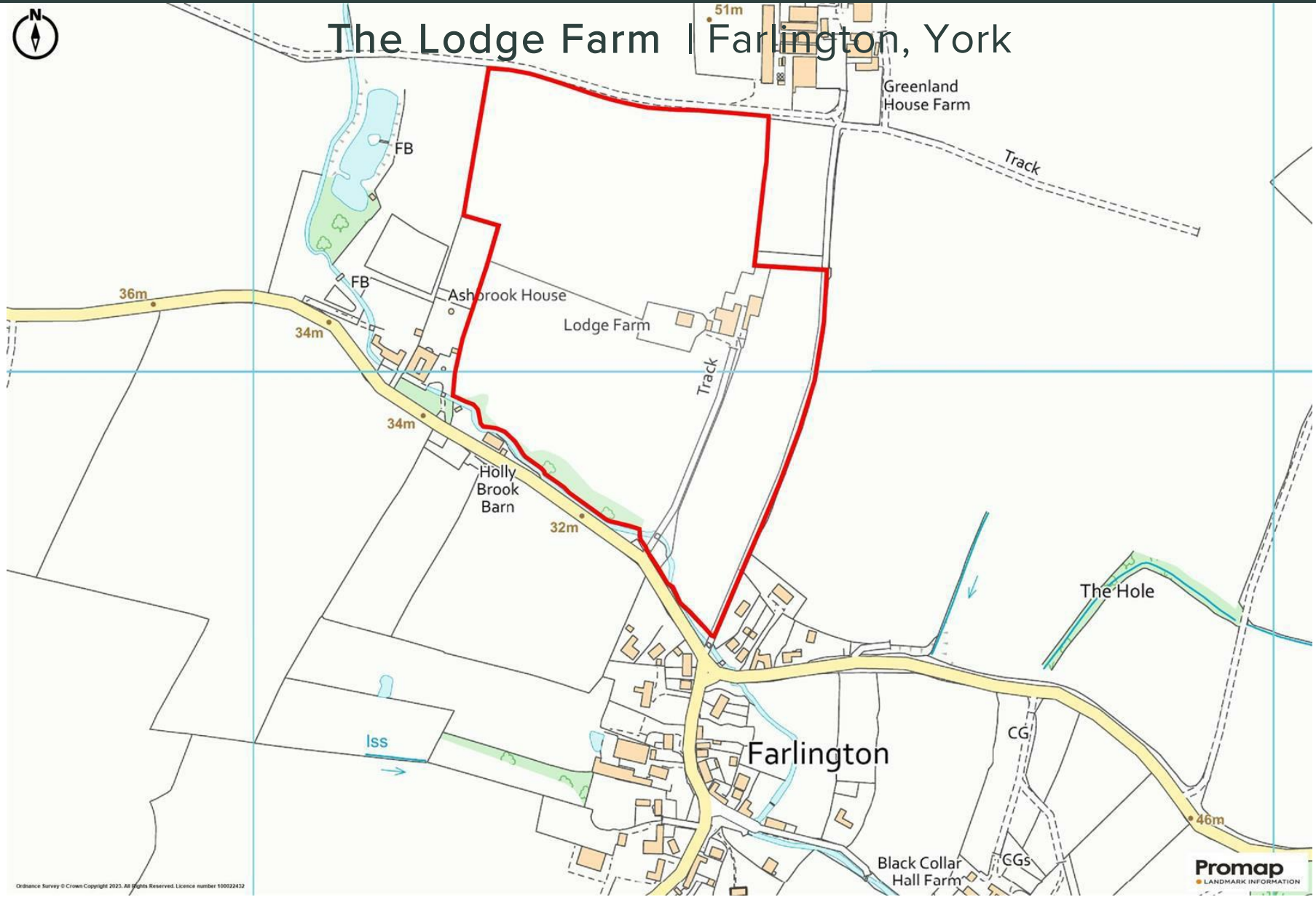
APPROXIMATE GROSS FLOOR AREA 9889 SQ FT / 918.66 SQ M

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LANDMARK INFORMATION

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained on 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 essential any measurements are approximate and, where such things as carpeting, flooring, wiring or other services are mentioned, we would advise you to have your own check to check their existence and condition. Although we cannot accept any responsibility for any differences between the brochure or any measures of it, we shall always try to help you with any queries.

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