



Allotment Farm, Hancow Road | Rosedale Abbey, Pickering

BoultonCooper

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Est. 1801





Allotment Farm, Hancow Road | Rosedale Abbey, Pickering

Allotment Farm is an impressive and well-proportioned five-bedroom farmhouse, which has been much improved in recent years, with an excellent range of outbuilding and equestrian facilities, and is set within grass and woodland (within a ring fence), extending in all to 25.02 acres (10.13 ha) or thereabouts. The property enjoys delightful views from all rooms and the main reception spaces benefit from their south-facing aspect opening onto the gardens.

This attractive and characterful detached property provides well-proportioned space, extending to approximately 2,786sq.ft. (259 sq.m.) and will certainly appeal to a wide range of interested parties including those primarily attracted to the internal and external space on offer, and those seeking a family home with scope for further development (subject to the necessary permissions), in an idyllic rural location.

The property is set back from Hancow Road along a private track within a delightful setting, 3.5 miles south-east of the exceptionally well-served village of Rosedale Abbey, in the heart of the North York Moors National Park. The market town of Pickering and its extensive amenities are within 10 miles.

IN ALL 25.02 ACRES (10.13 HA) OR THEREABOUTS.

Guide Price £1,200,000

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

boultoncooper.co.uk



Solicitors:

Hague & Dixon, Pickering.



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ACCOMMODATION

ON THE GROUND FLOOR

BOOT ROOM

4.98m x 2.62m (16'4" x 8'7")

With uPVC double glazed entrance door, and further double doors.

ENTRANCE HALL

CLOAKROOM

With low flush wc and pedestal wash hand basin.

UTILITY ROOM

With twin rear aspect timber framed windows, base mounted units with work surfaces over, and sink.

KITCHEN / BREAKFAST ROOM

7.77m x 4.32m (25'6" x 14'2")

Fitted with a range of modern base and wall mounted units with work surfaces over and upstand, tiled splash backs, undermounted belfast-style sink and chrome mixer taps over, oil-fired AGA, integrated microwave and single oven, breakfast island, and exposed ceiling beams. Opens to:

GARDEN ROOM

4.14m x 3.43m (13'7" x 11'3")

An oak framed garden room offering incredible uninterrupted views across the gardens, land, and open moorland beyond. With stone floor and underfloor heating, vaulted ceiling with roof lights, personnel door to the eastern elevation and French doors to the south west facing patio area.

RECEPTION HALLWAY

Open staircase to the first floor, rear aspect timber framed window, double radiator, and built-in bookshelves.

STUDY/BEDROOM 5

4.01m x 3.43m (13'2" x 11'3")

Front aspect timber framed window, and double radiator.

SITTING / DINING ROOM

8.56m x 3.99m (28'1" x 13'1")

A triple aspect room with timber framed double glazed windows to the front and side, timber framed French doors on to the garden, cast iron wood burning stove on a tiled hearth with stone surround and timber mantelpiece, and 2 no. double radiators.

TO THE FIRST FLOOR

GALLERIED LANDING

4.70m x 3.73m (15'5" x 12'3")

Rear aspect timber framed window, double radiator, exposed ceiling beam.

BEDROOM 1

4.60m x 4.04m (15'1" x 13'3")

A dual aspect room with timber framed windows to the side and rear, double radiator and opening to the dressing room including fitted wardrobes and front aspect timber framed window.

EN-SUITE SHOWER ROOM

A three-piece suite comprising double shower cubicle, wash hand basin in a vanity unit, and low flush wc. Chrome heated towel rail, side aspect timber framed window.

BEDROOM 2

4.62m x 3.58m (15'2" x 11'9")

A triple aspect room with timber framed windows to the front, side and rear, twin fitted wardrobes, double radiator.

EN-SUITE SHOWER ROOM

A three-piece suite comprising shower cubicle, wash hand basin sat into a vanity unit, and low flush wc. Fully tiled walls.

BEDROOM 3

3.48m x 2.44m (11'5" x 8')

Front aspect timber framed window, built-in wardrobe, double radiator.

BEDROOM 4

4.01m x 2.44m (13'2" x 8')

Front aspect timber framed window, and double radiator.

BATHROOM

2.21m x 1.35m (7'3" x 4'5")

A three-piece suite comprising panelled bath, pedestal wash hand basin, and low flush wc.



OUTSIDE

To the outside, the property is approached along a 0.5-mile private track from Hancow Road, through woodland before passing through a five bar electrically-powered sliding gate onto the private drive, and through into the property grassland.

To the southern aspect is a patio area and formal lawned gardens, overlooking the grassland and offering uninterrupted views across Spaunton Moor and beyond. To the north is a central gravelled courtyard around which forms the West Range, comprising a steel portal frame building (60' x 30') incorporating a log store, mezzanine storage, and tractor storage and with the benefit of an electric roller shutter door and electric power and light. The American-style Barn (60' x 30') is currently split into 4 no. stables, tack room, feed room, and home gym, with the benefit of access to the fields to the west. A purpose-built rubber surface manège (40m x 20m) completed in 2013 (Decision No. NYM/2012/0229/CU dated 14th June 2012) completes the impressive equestrian facilities available. Further outbuildings include a workshop (30'10 x 9') with adjoining fuel store.

The Holding extends in all to 25.02 acres (10.13 hectares) or thereabouts, with the land down to grassland, in addition to a small triangle area of woodland of mature broadleaf specimens including silver birch.

ENVIRONS

Allotment Farm is situated approximately 9.5 miles north-west of Pickering, 17 miles north of Malton and the A64, and 35 miles north-east of the City of York. The property lies in the heart of the North York Moors National Park, in a secluded and tranquil position, with uninterrupted views across open farmland, moorland and woodland. The National Park is a wonderful setting for walking, running, cycling, horse riding, water sports, and numerous outdoor activities.

SERVICES

We understand that the property is connected to mains electricity and water (pumped from a neighbouring farm, with holding tanks and metered). Oil-fired central heating. Private septic tank drainage. All the services have not been tested but we have assumed that they are in working order.

TENURE

We understand to be freehold with vacant possession on completion.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS

From our Malton office proceed north on the A169 towards Pickering. Upon entering Pickering turn left at the roundabout onto the A170 towards Kirkbymoorside; after passing through Aislabry, turn right towards Wretton. Continue on Cropton Lane through Cropton and on arriving in Hartoft turn right on to Hancow Road. After approximately 1.5 miles, the driveway to Allotment Farm can be found on your left hand side, clearly identified by our BoultonCooper 'For Sale' board. Postcode: YO18 8RW.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE RATING

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

PUBLIC RIGHTS OF WAY

We understand a public bridleway initially follows the access track before turning west, following the southern and western edge of the field at the front of the property. The property is sold with the benefit of all rights of way, wayleaves and easements whether mentioned in these particulars or otherwise.





VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

G

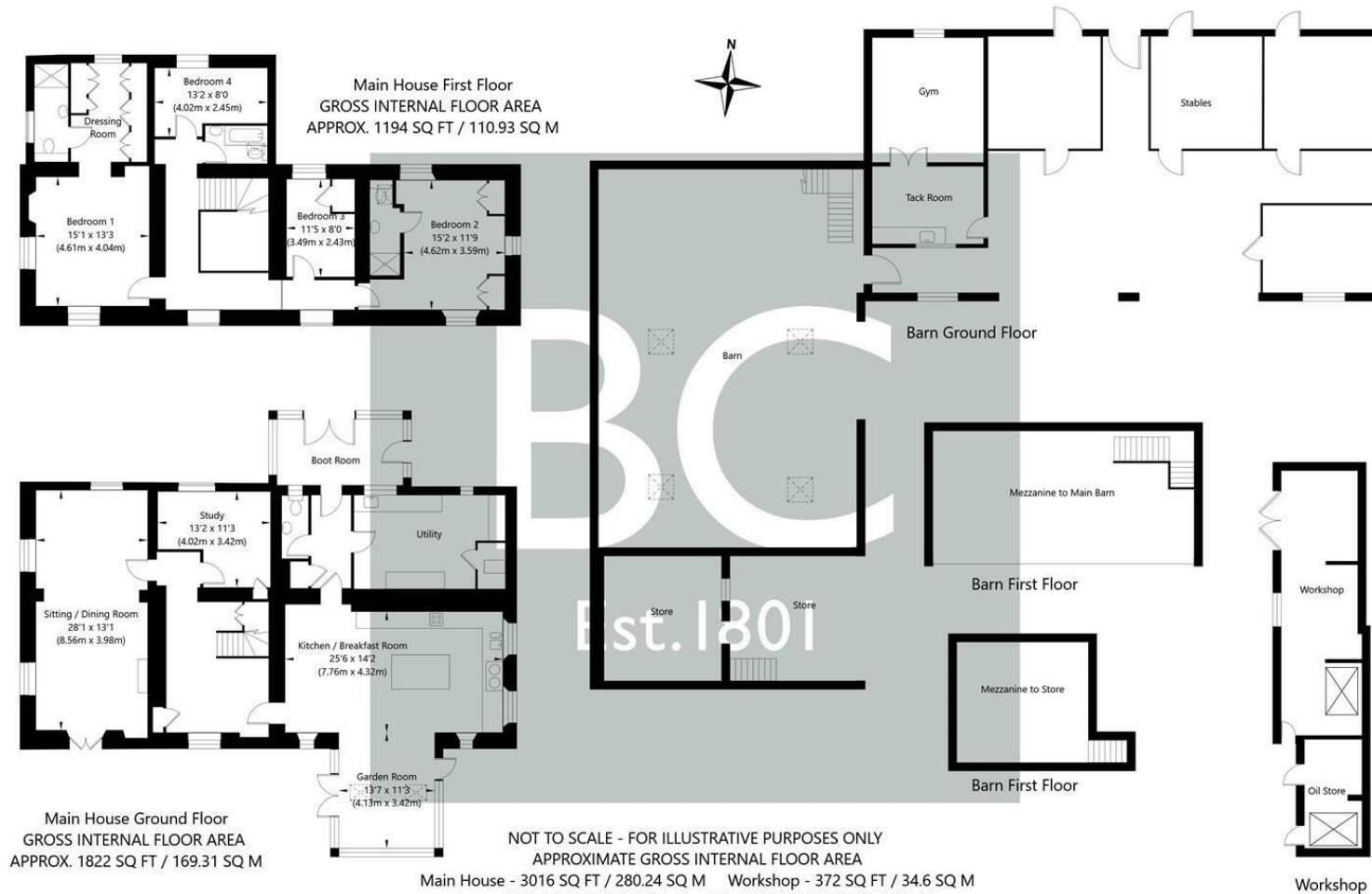
ENERGY PERFORMANCE RATING

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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

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