



Highfield Farm, Farm Buildings & Land | Thirsk

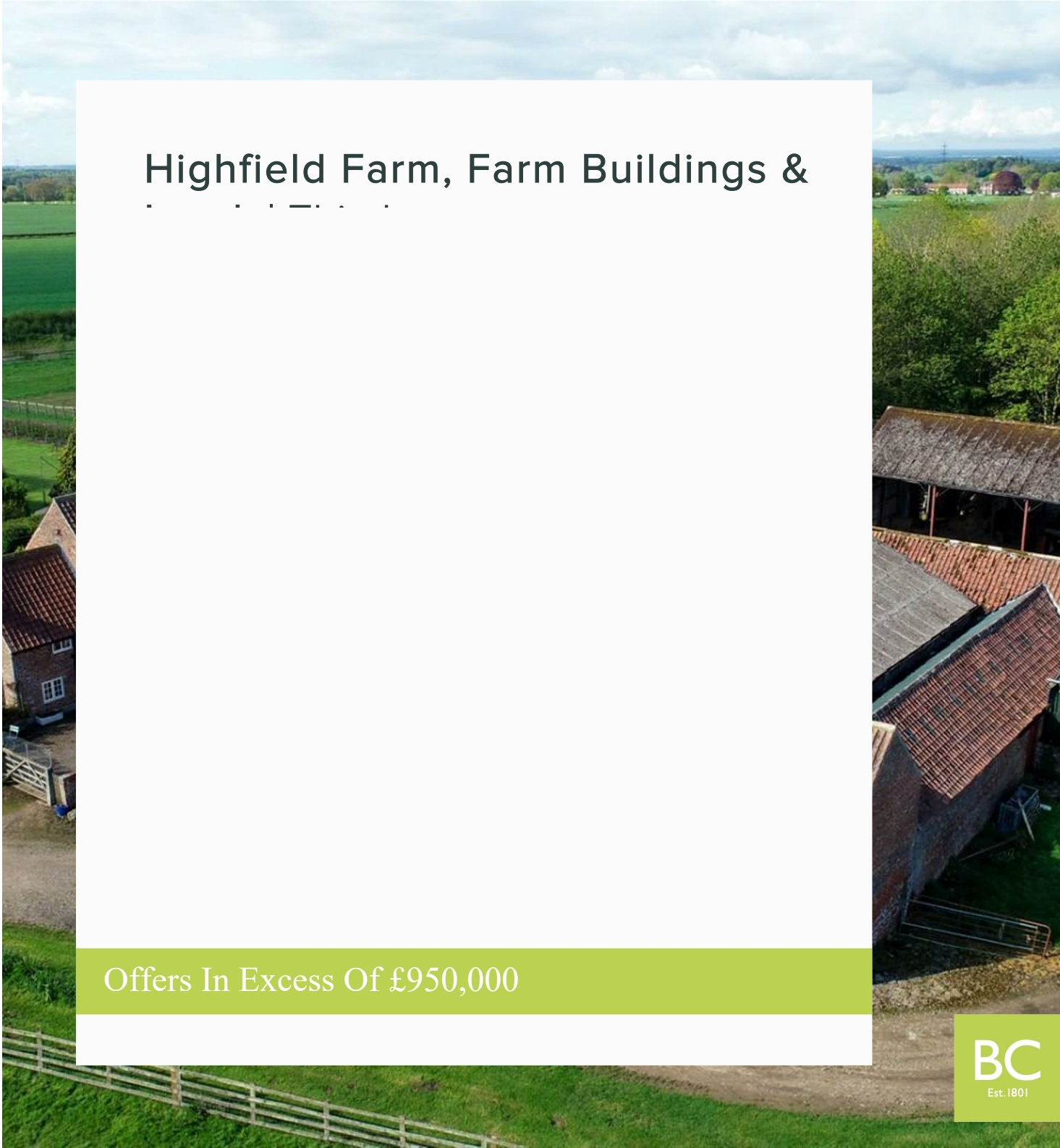
BoultonCooper

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Est. 1801





Highfield Farm, Farm Buildings &



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BoultonCooper

Offers In Excess Of £950,000





DESCRIPTION

A wonderful property which would suit a range of buyers, Highfield Farm is offered as a whole or in 4 lots.

The farmstead is set on its own, predominantly in a ring fence and is set well back from the road with its own tarmac driveway. The land type and setting would lend itself to an equestrian unit with further development. The present owner has enhanced the setting over the last 29 years with tree planting and screening, and the creation of a south facing garden.

The traditional farm buildings are immediately to the rear of the house in a covered courtyard arrangement and lend themselves to further development subject to the appropriate consents.

On the north side of the farmstead is a traditional rigg and furrow permanent grass field with well maintained pond, and other fields surrounding which further complement the farmstead.

The arable land is available in 3 lots with soil ranging from free draining loam soil to a heavier clay loam soil.

DIRECTIONS

Take the turning for Hutton Sessay off the A19 between Thirsk and Easingwold and proceed west through the village. At the bottom of the street, turn right onto Low Lane, signposted for Dalton. After ¼ mile, the entrance to the farm is on the left hand side. A Stephenson's Rural sale board will identify the main farm access.

LOT 1 - FARMHOUSE

A detached brick and pantile house with accommodation set over 2 floors. An extension was added to the west in 2016 to provide a generous sitting room and two further bathrooms.

ENTRANCE HALL

With original tiled floor and cloakroom off with high flush wc and wash hand basin.

DINING ROOM

With stripped pine doors and an open fire in a cast iron fireplace with pattern tiled surround and tiled hearth.

DRAWING ROOM

A generous south facing room for entertaining having been extended in 2016 and with a cast iron wood burning stove and stone hearth.

KITCHEN

With a range of fitted wall and floor pine units plus central island. Integral fridge, electric cooker point and plumbing for dishwasher. The units incorporate a ceramic two bowl sink with mixer tap, 2 oven oil fired Rayburn which also provides hot water and heating to part of the house.

PANTRY

Tiled floor and shelving. Under stairs cupboard.



SNUG

With cast iron wood burning stove on a tiled hearth. Windows north and south.

TIMBER FRAMED CONSERVATORY

Off the kitchen with electric underfloor heating under a tiled floor. French windows to the garden. The conservatory originally had a glass roof but has been replaced by a solid, insulated, tiled roof enabling it to be used for most of the year.

From the dining room there is a door to a small Office. A separate door leads to a lobby with staircase off, and on the ground floor a door to a Family Room with Study beyond.

The staircase from the dining room leads to a first floor landing.

FIRST FLOOR

BEDROOM ONE (WEST)

A double bedroom, with a lobby off with two hanging wardrobes and linen cupboard. En-suite.

BEDROOM FOUR (REAR)

With en-suite shower room added in 2016 including a modern shower, low flush wc and pedestal wash hand basin. Towel rail heated by electric or by the central heating system.

BEDROOM THREE (MIDDLE)

A double bedroom with ornamental cast iron fireplace. Pedestal wash hand basin.

LANDING

With linen cupboard leading to the family bathroom, shower room and bedroom two.

FAMILY BATHROOM

With low flush wc, cast iron bath and pedestal wash hand basin with light over. Airing cupboard with hot water cylinder and electric immersion heater.

SHOWER ROOM

With low flush wc, shower cubicle with electric shower and pedestal wash hand basin.

BEDROOM TWO (EAST)

This room is above the snug and has steps down from the landing. It has a beamed ceiling which is open to the ridge and views to the Hambleton Hills and the White Horse.





SERVICES

The property has mains water and mains electricity. Sewerage is to a bio-digester which was installed in 2016. The house is single glazed but with double glazing to the 2016 extension. Oil-fired central heating boiler services the whole of the house. The Rayburn can be used to provide hot water and central heating to the eastern end of the house, separate from the oil fired boiler. The ensuite facilities to bedroom one and bedroom two have their own hot water system separate to the main house.

GARDENS

The house enjoys an impressive south facing mature garden set out by the present owner with lawns arcing round to the west side of the house. The garden is enhanced by mature shrub borders and enclosed within mature hedging to provide further shelter. To the west side of the garden area is a grass tennis court within netting, timber summer house overlooking the lawns and productive vegetable garden fenced against rabbits.

ENERGY PERFORMANCE RATING

Highfield farmhouse is assessed in Band E. The full energy performance certificate can be viewed at the Agent's office or online.

OUTGOINGS

Highfield farmhouse is assessed in Council Tax Band F.

TRADITIONAL FARM BUILDINGS

EAST FACING TWO STOREY BARN

23.4 x 4.8 (23.39 x 4.78) (76'9" x 15'9")

Which is fully enclosed on the southern side and was re-roofed in 2007. At the northern end there are two open arches and a third fully enclosed. Stone steps on the outside lead to a first floor granary over this section.

THE NORTH FACING RANGE OF BUILDINGS

within the courtyard measure 17.5m x 4.8m and are single storey brick buildings under a profile steel and clay pantile roof.

THE WEST FACING RANGE

measures 4.6m x 16.2m and is divided into 3 stables, and a machinery store which is accessed from outside the yard.

THE NORTH FACING RANGE

measures 22.2m x 5m and comprises a range of domestic outbuildings including garage/garden store, wash house, spray store, workshop, and wood store. The wash house also houses the oil-fired central heating boiler for the house, and a stainless steel sink with cold water supply.

STABLES

A detached brick building under a clay pantile roof with 2 stables, each measuring 4.9m x 4.3m and each having a brick floor and electric lighting.

DUTCH BARN

22.86 x 8.8 (22.83 x 8.79) (75'0" x 28'10")

divided into 5 bays, 2 with concrete floor, and being steel framed with timber truss roof and cement fibre roof. Lean to 22.86m x 8.8m being steel framed under a profile steel roof. Fertiliser store 5m x 4.5m being a timber framed building enclosed within profile steel sheeting capable of being secured. 2 diesel fuel tanks.

4 BAY BASIC MACHINERY STORE

Timber framed with profile steel sheeting.

THE LAND

INCLUDED IN LOT 1

The land slopes gently up to the farmstead from the north, and again up to the farmstead from the south. From the council highway, the first field is an arable field with a new boundary to be created on the eastern side, sufficient for the purchasers of Lot 1 to make an avenue up to the house if they require.

Crossing over a cattle grid, the drive goes through a rigg and furrow permanent grass field with pond leading to the farmstead. A further field on the north side of the farmstead is currently in arable but capable of being sown to grass.

Plantations established by the present owner protect the farmstead from the east and the west. These were established in 1993/4 and contain seven varieties of broad leaved trees.

A mature orchard is to the south side of the farmstead together with a further grass paddock and two small arable fields, again being capable of being sown to grass. A pond to the south of the farmstead complements this lot.

LOT 2

Arable fields to the south and west of the farmstead comprising 32.40 acres in 4 fields. This lot varies from versatile loam soil to a clay loam soil suitable for winter cereals and grass.

LOT 3

This lot extends to 56.27 acres to the east of the farmstead in 5 fields. Please note that field 4932 will have a new boundary on its western side, to split it from the Lot 1. The soil is a versatile loam but with patches of stronger land falling away to a silt soil on the southern boundary joining Church Lane.

LOT 4

To the north side of Low Lane, this lot extends to 25.78 acres of predominantly versatile loam soil. A small broadleaf plantation at the north end of the field was established in 2011.

LOT 1 - HOUSE & BUILDINGS

House and Buildings

NG Ref Description Ha Ac

5879 Orchard 0.30 0.75

5376 Grass Paddock 0.17 0.45

5079 Grass and arable 1.58 3.91

6882 pt Arable 1.38 3.41

LAND

5776 Wood 0.18 0.46

5304 Permanent Grass 1.15 2.83

6008 Permanent Grass 3.88 9.60

5111 Pond 0.10 0.25

4932 pt Arable 2.00 (est) 4.94

4697 Arable 1.69 4.18

4388 Wood (W) 0.70 1.72

6692 Wood (E) 0.50 1.23

Total: 13.63 ha 33.70 ac

GENERAL INFORMATION

SERVICES.

Mains electricity and water are connected to Lot 1. There are no services connected to Lots 2, 3 or 4.

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

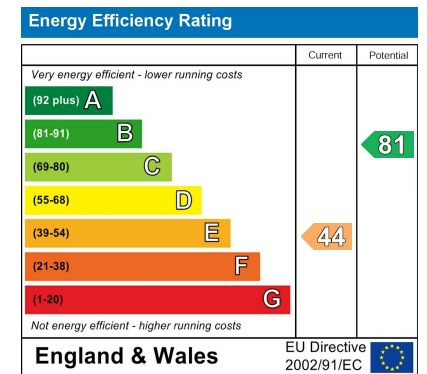
The property is sold including all wayleaves and easements. An underground Yorkshire Water sewer main connecting the villages of Sessay and Hutton Sessay crosses Lots 1, 2 & 3 on the blue line shown on the plan attached.

RIGHTS OF WAY

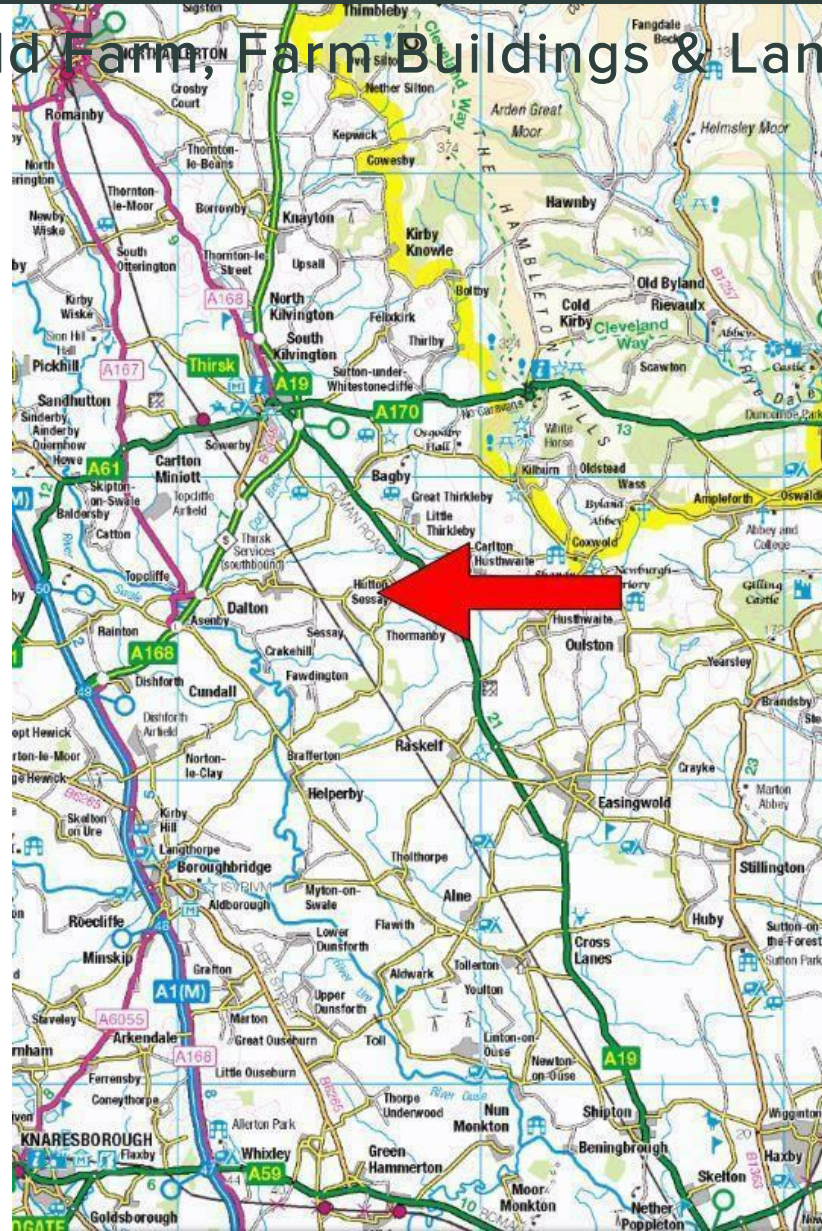
A public footpath crosses the property east-west over Lots 1, 2 & 3 on the black dotted line on the plan attached.

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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 inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. BoultonCooper 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 as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



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