



Thornhill Farm, Thirsk Road, Easingwold, York YO61 3ND

Stephensons

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ESTD 1871

An exciting opportunity to acquire an outstanding agricultural smallholding located on the fringes of Easingwold, offered with no onward chain and comprising of a 4 bedroom detached farmhouse, adjoining granary with lapsed planning consent to convert into a holiday cottage, range of traditional outbuildings with scope for further development and around 27 acres of agricultural pasture land.

Lot 1 = Farmhouse, Outbuildings in 12.56 Acres £845,000

Lot 2 = A Further 15.29 Acres with Thirsk Road Frontage £150,000

Hambleton District Council - Tax Band F

Viewings via Easingwold Office 01347 821145



With origins believed to date back to 1850 the farmhouse provides a spacious reception hall with cloakroom/wc, 3 formal reception rooms (1 with wood burning stove, 1 with open fire), large utility room/2nd kitchen and an impressive dining kitchen with timber worktops, terracotta tiled floor and double doors opening out onto a paved seating area. The first floor landing leads off into a generous principal bedroom with walk-in wardrobe and en-suite bathroom, 3 further double bedrooms and a family bathroom with both bath and separate walk-in shower. Other internal features of note include oil fired radiator central heating, double glazing and recent redecoration throughout.

Externally the farmhouse features delightful gardens that include a summerhouse, orchard and productive kitchen/vegetable garden and a private .25 of a mile drive off Thirsk Road leads to a yard that provides extensive parking and access into 2 garages, stable with adjoining feed room, livestock building with former dairy (approx. 2,250 sq ft) and a general purpose Atcost barn (approx. 5,250 sq ft) with part concrete floor, both of which offering potential for residential redevelopment subject to the necessary planning approval.

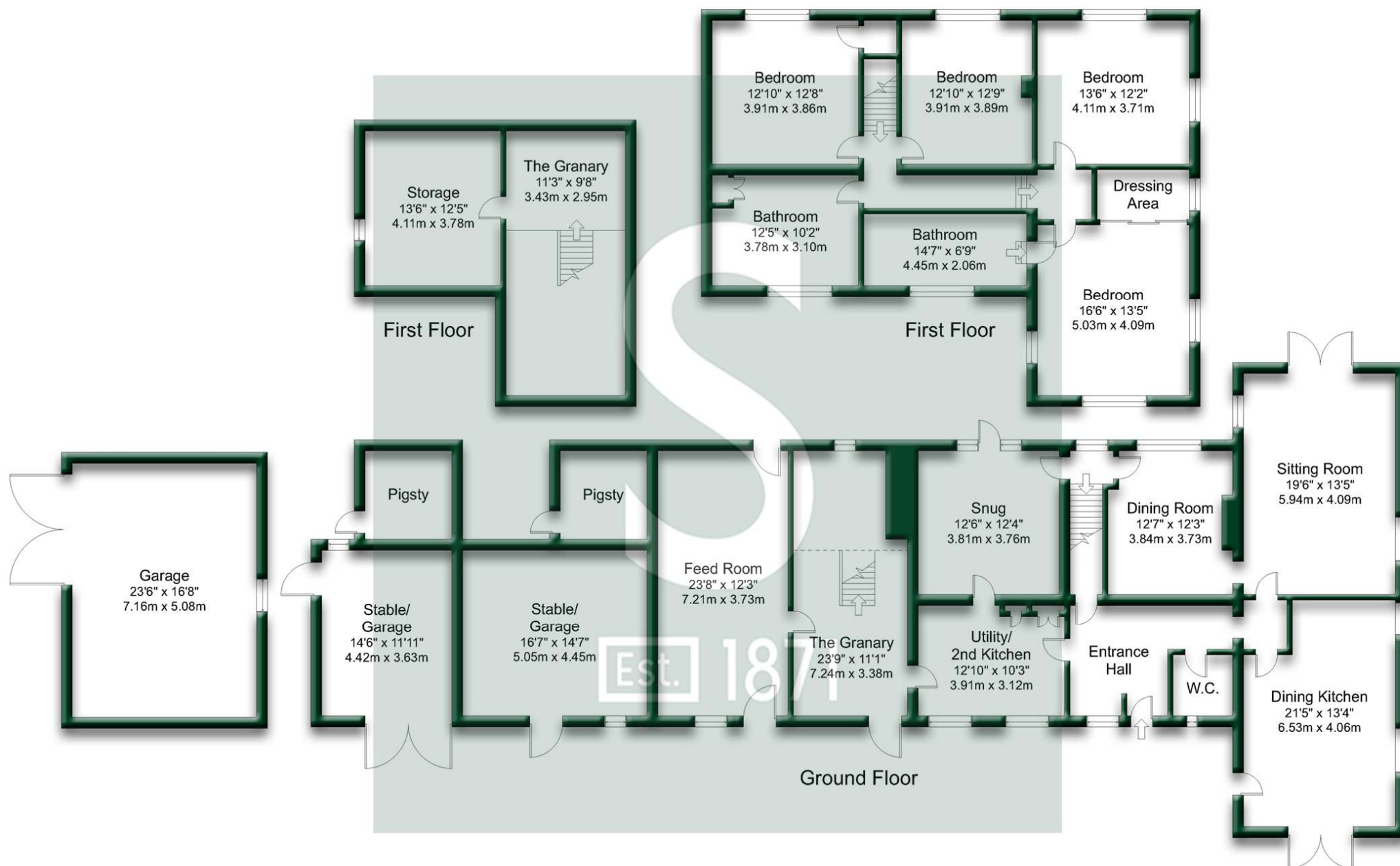




The adjoining granary not only provides the potential to expand the living accommodation of the farmhouse further but also comes with benefit of lapsed planning permission (granted in 2015) for conversion into a 1 bedroom 2 storey holiday cottage. Further details are available online at Hambleton District Council's Planning Portal (Reference 15/01023/FUL).

The adjoining productive grassland, which is currently available as 2 Lots, comprises of 6 stock fenced fields with a water supply to each field and Lot 2 (15.29 acres) being offered with access off Thirsk Road.





Gross internal floor area excluding Garage and Outbuildings (approx.): 120.2 sq m (1,294 sq ft)

Not to Scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

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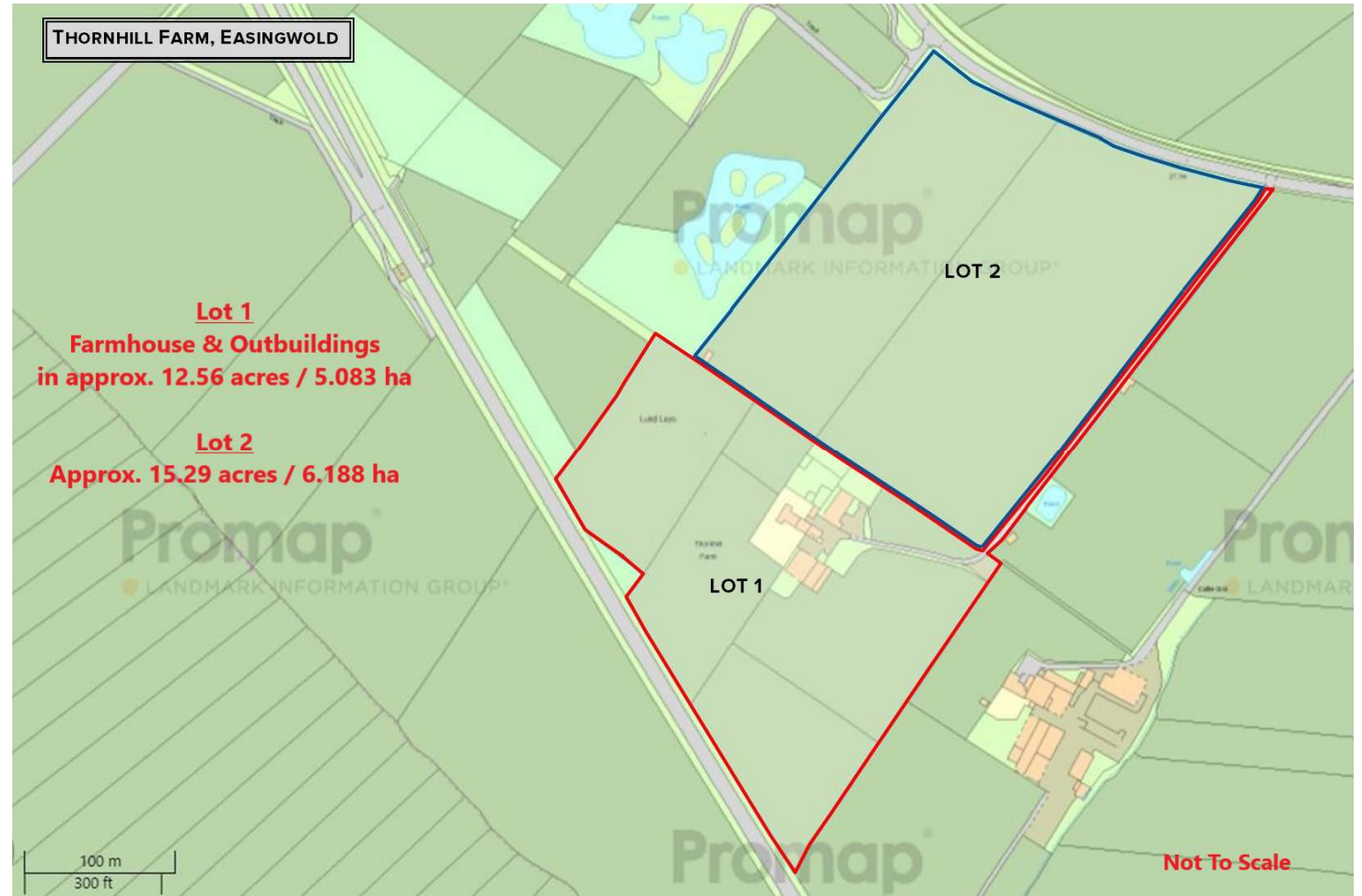
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Services

We have been informed by the Vendor that all mains water and electricity are connected to the property with drainage by way of a private septic tank.