



## Thornton-on-the-Hill, Easingwold, York Guide Price £175,000

\*\*\* WATCH OUR MEDIA TOUR NOW \*\*\* A choice of 3 newly built earth sheltered eco pods in an idyllic hillside setting nestled between the North York Moors National Park, the Vale of York and the Yorkshire Wolds yet only 15 miles from the historic city of York and Junction 48 of the A1(M). Each of these unique one bedroom holiday homes have been carefully designed with sustainability and comfort in mind, ideal for use as a second home or as a high potential holiday let investment in one of Yorkshire's most sought after rural regions.

The show pod is complete, fully furnished and ready to let or enjoy as a second home while pods 2 and 3 are built but available to buy unfinished allowing buyers to bespoke the interiors.

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**Pod 2 ~ Guide Price £200,000**

**Pod 3 ~ Guide Price £175,000**

**Pod 1 ~ Guide Price £250,000 ~ The Show Pod**

#### **Location, Lifestyle & Sustainability**

A unique trio of one bedroom holiday homes, thoughtfully built into the hillside on a private self-sufficient family estate in one of Yorkshire's most picturesque and accessible rural locations, 3.5 miles north of Easingwold, 9 miles from both Helmsley and Thirsk and around 15 miles from both York and Junction 48 of the A1(M).

The Baggins estate also features the award winning Farm Gate Farm Shop and Free Range Butchery which is open every Friday and Saturday from 09:00 to 14:00 offering a wide selection of free-range meat reared on the estate, an artisan bakery, a variety of British artisan cheeses, seasonal organic fruit and vegetables along with loose tea and coffee plus a selection of Yorkshire wine, cider and beer. The shop also offers home-made recipe boxes and a convenient click & collect service available Thursday to Sunday.

Nestled into the gentle slopes of the Howardian Hills Area of Outstanding Natural Beauty, these beautifully designed pods offer a blend of eco-conscious living and modern comfort. The location is perfectly placed for rural escapes, walking and exploring some of North Yorkshire's most iconic landscapes.

#### **Inspired By The Beauty Of Tolkien's World**

The meadow, known as Māra Lairē, translates into 'Good Meadow' in Elvish and embodies everything that Tolkien epitomises. Built into the hillside overlooking a south facing meadow and a panoramic view across the Vale of York, this idyllic retreat features just 3 unique holiday homes currently known as Taras Sarn, Arad Ostar and Ethelē Roos.

Taras Sarn (Pod 1), meaning 'Stone Castle', is blessed with breathtakingly beautiful views across the Vale of York as well as fine views towards Crayke Castle and even the "golf balls" at Menworth Hill some 22 miles away. But on a clear night, and a decent pair of binoculars, you might even catch a glimpse of the twinkling lights of the Humber Bridge which is over 40 miles away!

#### **Inside The Show Pod**

A practical "bootility room" with luggage storage and washing facilities welcomes you to Taras Sarn and the open plan dining kitchen and living area features a sensibly sized kitchen area, cozy living space and sliding glass doors that lead you out onto stunning terrace, complete with contemporary outdoor bath tub and breathtaking views across the mead and Vale of York beyond. The property features a spacious double bedroom and a stylish en-suite shower room with a larger than average walk-in shower.

#### **Outside The Show Pod**

Each pod comes with an allocated parking space opposite the Farm Gate Farm Shop and a private gated access leads into a communal garden area for the 3 pods, which includes a sheltered fire pit and newly planted tree lined pathways leading down to the private gardens of each pod. The show pod also comes with a wildflower seeded lawn and newly planted blossom trees.

#### **Income Projections & Occupancy Overview**

One of the UK's leading holiday cottage rental agencies recently assessed these holiday homes and provided an estimated income projection of between £45,977 - £56,194 per year per pod. Our Clients are happy to share this estimate upon request but we would encourage buyers to make their own independent inquiries into the income potential prior to making an offer.

Please also note that the occupation of all 3 holiday homes must comply with the following conditions, namely

1. Adults only
2. No pets

#### **Planning Overview**

Planning approval was granted by North Yorkshire Council on 20th September 2018 following for the "Change of use of agricultural land and the construction of three modular, earth sheltered eco pods to be used as tourist accommodation and change of use of hardstanding for associated guest parking" subject to the compliance of the following condition:

The occupation of the 3 units hereby approved shall be as follows:

- (i) the holiday accommodation is occupied for holiday purposes only;
- (ii) the holiday accommodation shall not be occupied as a person's sole, or main place of residence;
- (iii) the owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the holiday accommodation on the site and of their main home addresses and shall make this information available at all reasonable times to the Local Planning Authority.

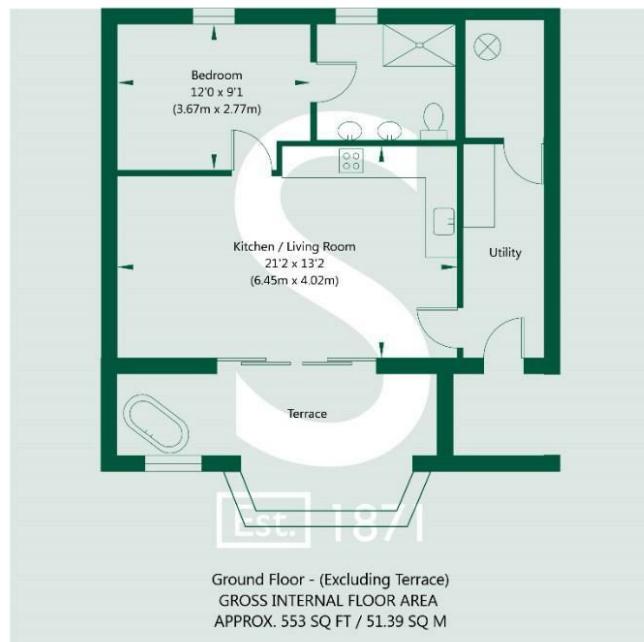
#### **Services**

The Baggins estate is "off grid" and produces its own electricity by way of solar power. Each pod is separately metered for both water and electricity and foul drainage is by way of a septic tank.

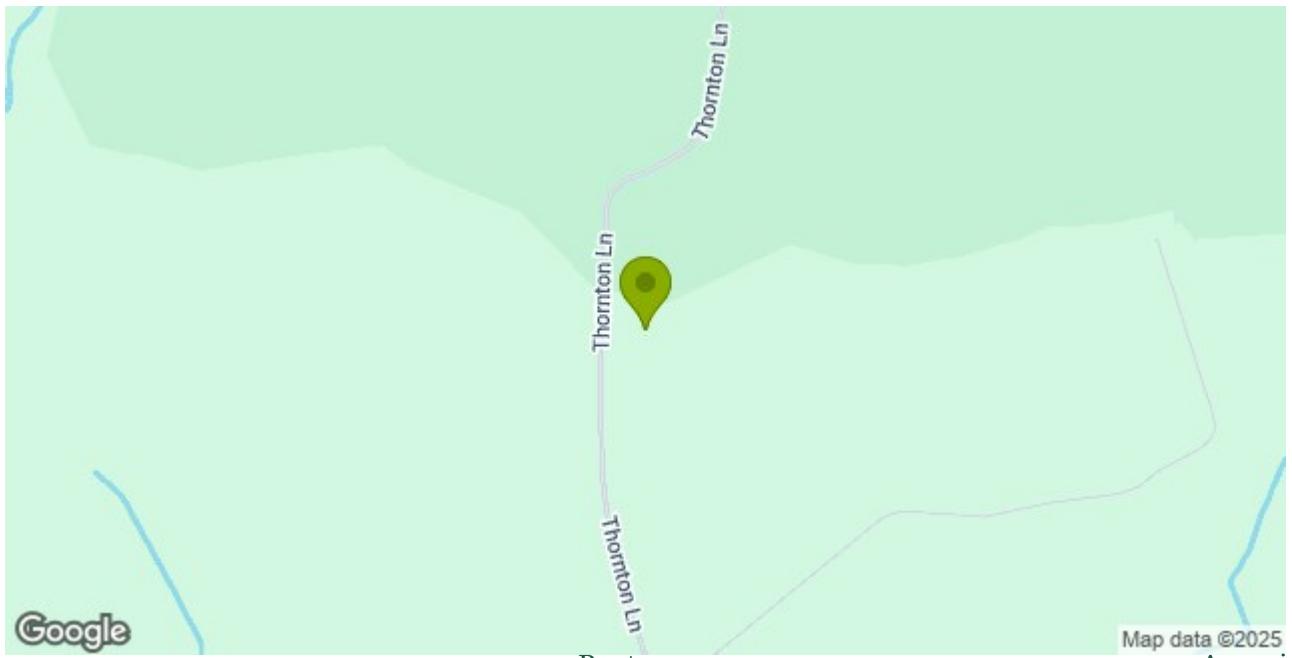
#### **Tenure**

Freehold





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 553 SQ FT / 51.39 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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