



Easingwold, York Guide Price £650,000

*** WATCH OUR SOCIAL MEDIA REEL NOW *** A truly remarkable 4 acre smallholding in a rural location only 15 miles north of York that includes a stunning 1,626 sq ft 3 bed, 3 bath cedar built log cabin, 4,261 sq ft of versatile agricultural outbuildings plus an "off grid" solar & wind powered energy supply. Please note that this property is subject to an Agricultural Occupancy Condition.

*** NO ONWARD CHAIN ***

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Agricultural Occupancy Condition

Please note that this property is subject to an Agricultural Occupancy Condition ie "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a dependent of such a person residing with him or her, or a widow or widower of such a person"

All buyers are requested to ascertain their ability to finance the purchase of a non-traditionally constructed property prior to committing to view.

Inside

The Devon cedar log cabin was built in 2010 and provides on the ground floor a spacious living room with woodburning stove and double doors opening out into the rear garden. The L-shaped dining kitchen features generous worktop space and a range of base and wall storage cupboards, complemented by integrated appliances (oven, hob, dishwasher, 2 fridges) and a useful utility room leading off. An inner hallway with staircase leads down to a principal bedroom with an en-suite shower room.

The first floor landing features a walk-in airing/linen storage cupboard and doors leading off into 2 further double bedrooms, 1 with an en-suite bathroom, 1 with an en-suite shower room, both with walk-in wardrobes and 1 with views towards the White Horse.

Other internal features of note include double glazing and an electric radiator heating system.

Outside

Externally a large area of tarmac hardstanding provides extensive parking and the cabin itself enjoys the benefit of a lawned garden and an expansive decked seating area.

The steel portal framed outbuildings comprise of an open sided barn 3 bay barn with a floor area of approximately 1,426 sq ft and enclosed building with an approximate gross internal floor area of 2,104 sq ft with an electric roller door and currently features a workshop and a first floor mezzanine office/store room. Planning approval was also granted in 2025 for the extension of the open sided barn.

Please note that a new vehicular access and hardcore driveway to the cabin will be created by the seller prior to completion of the sale.

In total the property stands within approximately 4 acres with an option to purchase up to a further 5.5 acres by separate negotiation.

Tenure

Freehold

Services/Utilities

Mains water is understood to be connected to the property and sewerage is by way of a private septic tank.

Electricity is currently supplied via a 3.5 kW wind turbine and a 32 kW solar system which was installed in 2023.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

TBC

Council Tax

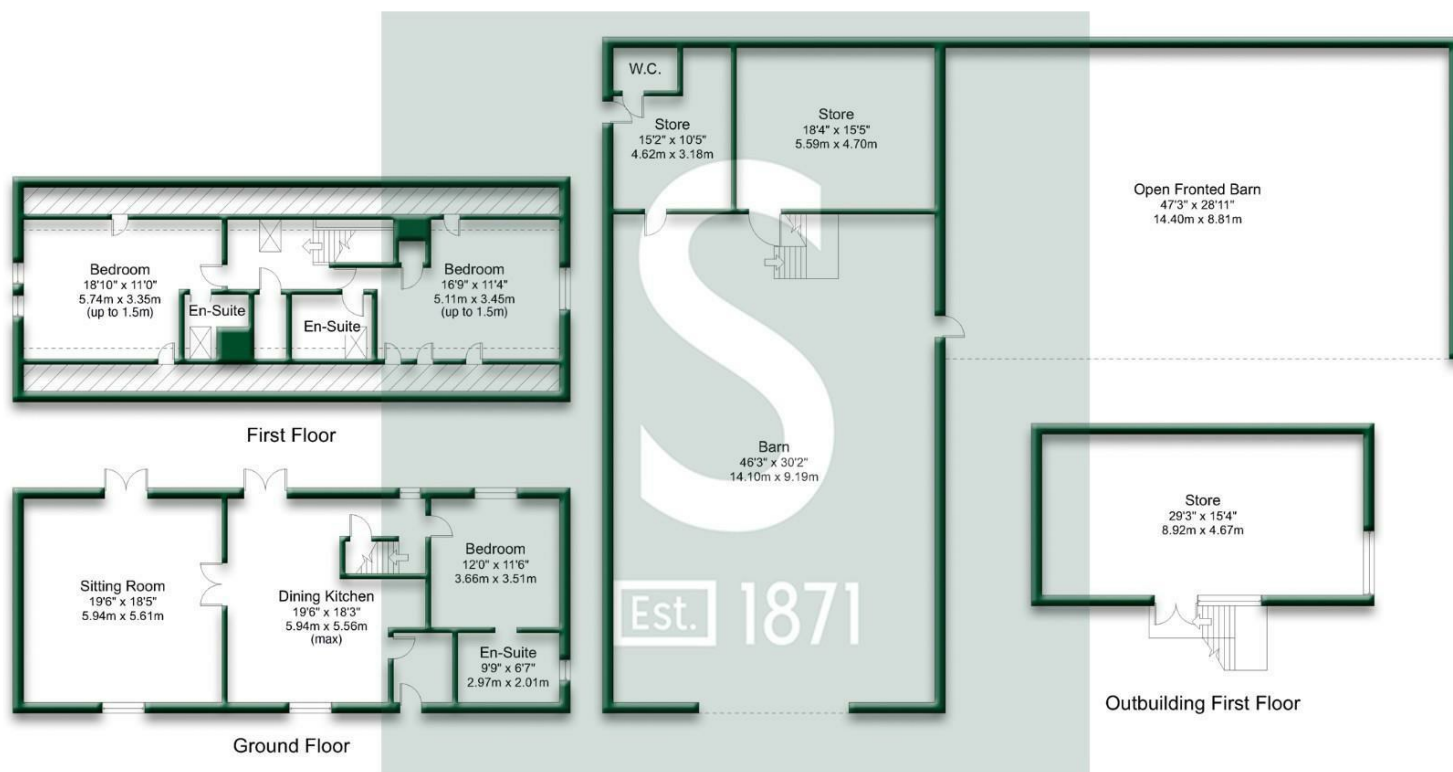
A - North Yorkshire Council

Current Planning Permissions

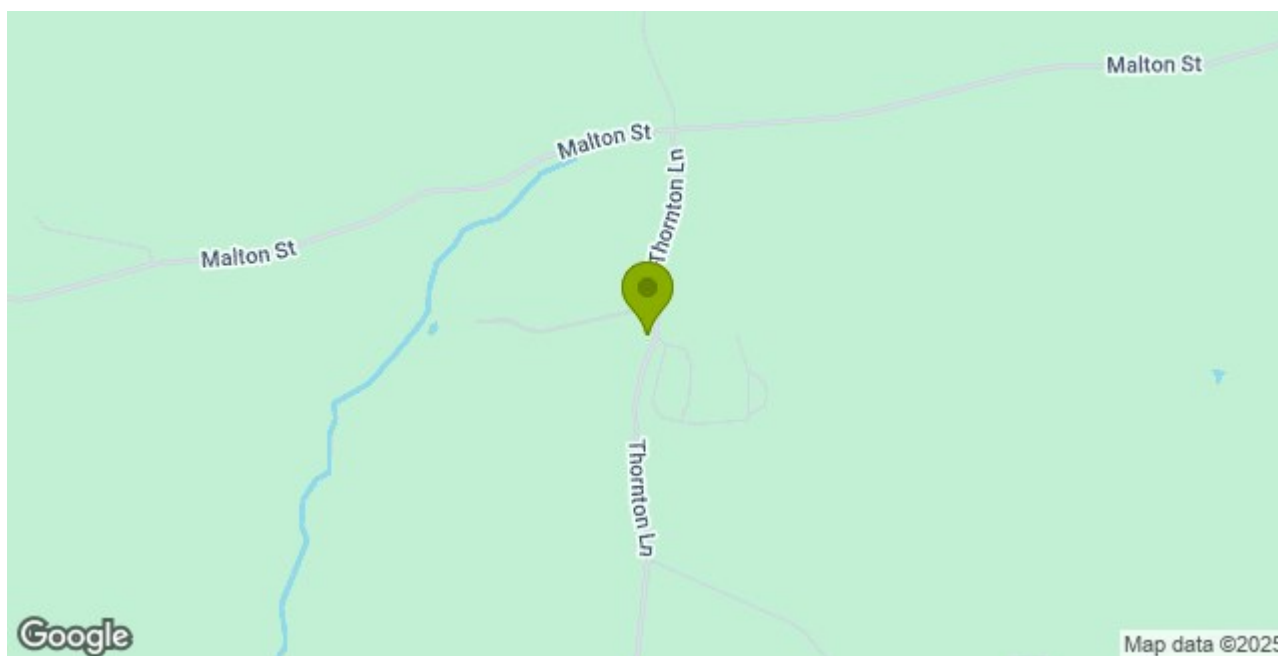
No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



Gross internal floor area excluding Outbuilding and Eaves (approx.): 139.3 sq m (1,500 sq ft)
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