

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



## DEEPDALE FARM BICKLEY, LANGDALE END, SCARBOROUGH, YO13 0LL

**A superbly restored and well-equipped Farmhouse and Barn  
in a wonderful location with spectacular views.**

**Fabulous Kitchen/Living Room**

**Garden Room**

**Terrace**

**Utility Room**

**Dining Room**

**Living Room**

**Back Kitchen**

**Bathroom**

**Link Room**

**Gym**

**5 Bedrooms**

**2 En-suites**

**House Bathroom**

**Study and Loft Storage**

**Garaging for 4 Vehicles**

**PRICE GUIDE £1,150,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email: [rounthwaite-woodhead.co.uk](mailto:rounthwaite-woodhead.co.uk)

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**

## Description

The Farmhouse at Deepdale Farm has been ingeniously linked to the original two storey barn creating the principal accommodation but also to the single storey barn, now converted to a gym. The overall footprint is arc shaped and maximizes the panoramic southerly views across Deepdale with its mix of woodland and grassland. Both the house and barns are of traditional stone and pantile construction and both the main fabric and interior have been carefully restored to an exceptional specification. In total there is in excess of 4,400 square feet of accommodation. The two staircases lead to the various bedrooms thus offering great versatility. The lift from the undercroft garaging is a useful asset.

The property was semi derelict 10 years ago and has been carefully restored with great flair and taste. There are many innovative and attractive features including:

- Air Conditioning
- Air circulation system
- Handmade Hardwood internal doors throughout
- Underfloor heating
- External CCTV security
- Passenger lift to all levels
- Electric vehicle charging point
- Thermostatically controlled central heating zones

The kitchen is equipped with high quality and stylish units with granite worktops and integrated appliances. It is a focal point house with a cosy sitting area with wood burning stove leading to the Garden Room and Terrace.

Deepdale Farm is situated in a very rural and private location accessed by a Forestry Commission road close to Langdale End some 8 miles inland from Scarborough within Dalby Forest and the North York Moors National Park. Deepdale has been recently featured on a Channel 5 wildlife programme. The surroundings are stunning and the views from the house take full advantage in all directions.

Pickering is situated to the west and Scarborough to the east where there is a railway station which connects to East Coast mainline at York from where London can be reached in 2 hours. Local shopping is available in the villages of Scalby and Ayton.

## General Information

**SERVICES:** Mains electricity, spring water, private drainage. Starlink broadband with fast download speed.

**COUNCIL TAX:** We are informed that the property lies in band E

**TENURE:** We are informed the property is freehold and that vacant possession will be given on completion.

**VIEWING ARRANGEMENTS:** Strictly by prior appointment through the Agents Rounthwaite & Woodhead (53 Market Place, Malton).Tel:

**EPC:** D

**DIRECTIONS:** Postcode: YO13 0LL. This post code is for a wide area so please follow directions or use What3Words (rehearsed.tropic.research)

Head to West Ayton/East Ayton and take the turning to Forge Valley and Hackness. In Hackness at the T junction turn left to Langdale End. Continue through Langdale End and after approximately half a mile you will come to St Athanasius Coptic Orthodox Monastery on the left. Turn left signposted Darncombe only. Follow the lane passed the wooden houses where the lane becomes a track. After approximately 500 metres the track forks. Take the right fork passed the 'No Motorcycles' sign and silver wheelie bin. Follow the forest track for approximately a mile and at the bungalow turn right through farm gate and continue to Deepdale Farm.

**NOTE 1:** The access to the property is via a right of way over Forestry Commission land.

**NOTE 2:** Planning Authority - North York Moors National Park Authority

**NOTE 3:** A footpath crosses over a portion of the plot.



# Accommodation



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

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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