

ROUNTHWAITE & WOODHEAD

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



LOW FARM, HARTOFT, PICKERING, YO18 8RP

Four traditional stone built cottages and forty acres of pasture and woodland in the heart of the North Yorkshire Moors.

**4 Linked Stone Built
Cottages**

**Outbuildings, Good Sized
Garden and Parking**

**Located in the North York
Moors**

Approx 40 Acres of Land

Idyllic Countryside Views

No Onward Chain

PRICE GUIDE £1,200,000

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

www.rounthwaite-woodhead.co.uk

Description

A former farmstead, Low Farm is located near Hartoft, a small hamlet in the heart of the North York Moors National Park looking over Cropton Forest and surrounded by beautiful countryside with enviable views. Low Farm is made up of four traditional style stone built cottages; The Farmhouse, The Croft, The Cottage, The Bothy and approximately 40 acres of pasture and woodland.

Each property briefly comprises:

The Farmhouse - A large farmhouse kitchen/dining area, separate lounge with log burner, two double bedrooms and bathroom.

The Croft - An open plan barn conversion with a combined kitchen/living area, two double bedrooms and bathroom.

The Cottage - Lounge area with log burner, kitchen/dining area and two bedrooms both with en-suites.

The Bothy - Kitchen/living area and bedroom with an ensuite.

Externally there is a good sized garden and plenty of parking, with further outbuildings and approximately 40 acres of pasture and woodland.

Hartoft is set in the heart of the North Yorkshire Moors, surrounded by lovely walks and terrific views over the surrounding forest and countryside. The Village Rosedale Abbey is close by (2 miles) which has a small primary school, tea room, sandwich shop and village green. Rosedale Show is also held in the village each August and attracts 5,000 visitors.

The Market Towns of Kirbymoorside and Pickering are further afield (9 and 11 miles) and host a range of further amenities including pubs, shops, schools, health services and eateries. Malton is a half an hour drive away which facilitates a train station with excellent transport links to York, The Coast and London, which can be reached in under 2 hours.

Low Farm is currently run as holiday cottages and the vendor will continue to operate as such. Vacant possession of the whole can be arranged or the purchaser can continue with the holiday lettings.

General Information

Services: Mains electricity. Private water supply. Private drainage. Oil fired central heating.

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

The Land: The land benefits from the North York Moors Conservation Scheme to manage hay meadows, upland pasture and conservation woodland - further details are available on request.

Viewing: Strictly by appointment with the Agents

Rounthwaite & Woodhead

53 Market Place, Malton. Tel: 01653 600747

Council Tax: Band D

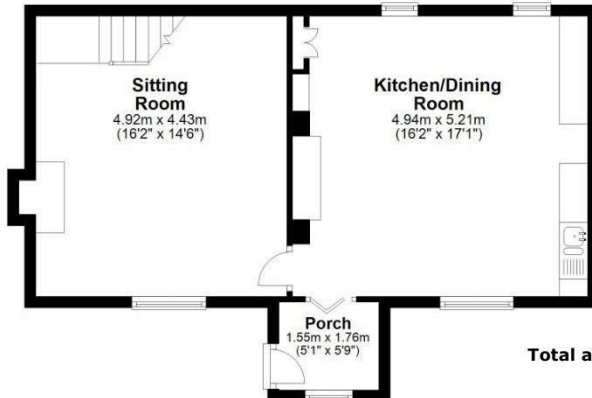
EPCs: All E



Accommodation

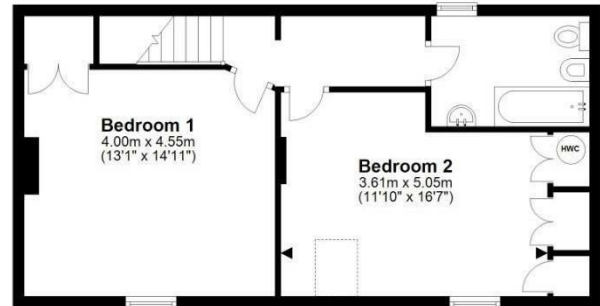
Ground Floor

Approx. 51.0 sq. metres (549.2 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



Total area: approx. 100.3 sq. metres (1079.9 sq. feet)
FARM HOUSE, LOW FARM

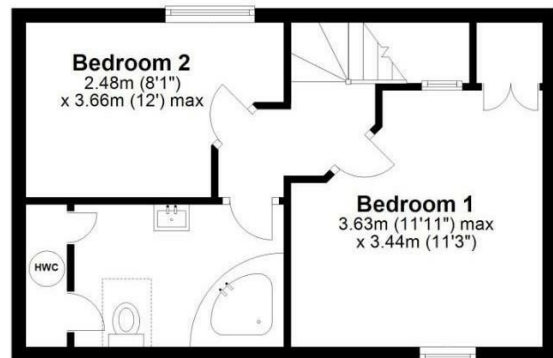
Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



First Floor

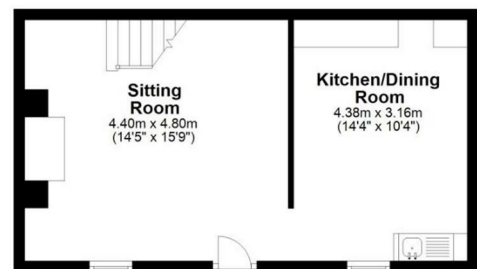
Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)
THE CROFT, LOW FARM

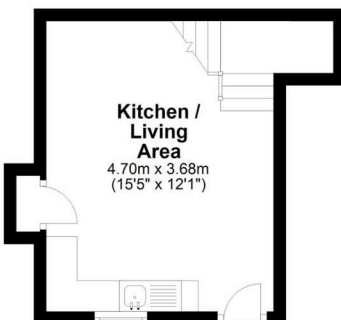
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



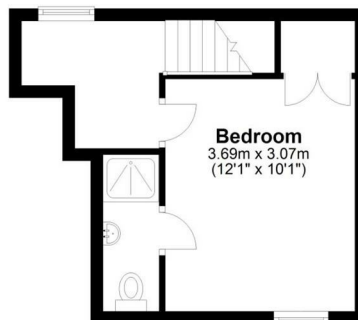
Ground Floor

Approx. 14.0 sq. metres (150.7 sq. feet)



First Floor

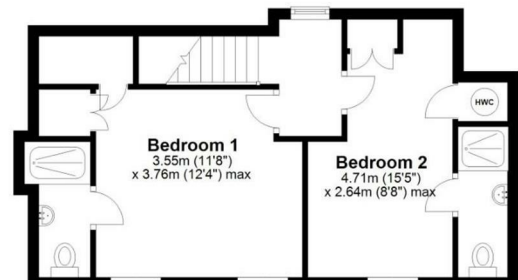
Approx. 21.0 sq. metres (226.2 sq. feet)



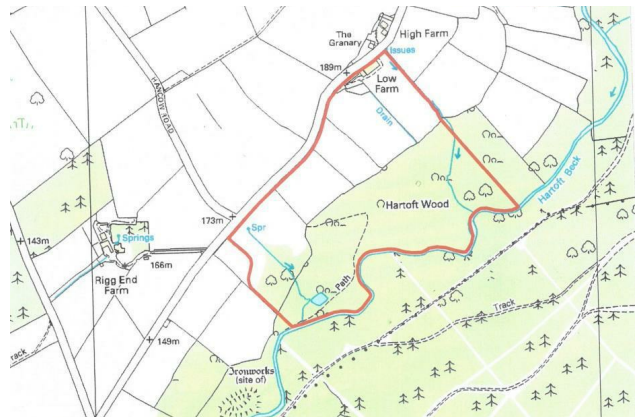
Total area: approx. 35.0 sq. metres (376.9 sq. feet)
The Bothy, Low Farm

First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 73.4 sq. metres (789.7 sq. feet)
The Cottage, Low Farm



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

ROUNTHWAITE & WOODHEAD