

CHEESE VAT FARM

Sheriff Hutton, York



CHEESE VAT FARM

Outstanding multi-faceted property including farmhouse, range of outbuildings and over 18 acres, all in a prime location close to York

Sheriff Hutton 1 mile • York 11 miles • Malton 13 miles

House: vestibule • staircase hall • cloakroom • 3 reception rooms • conservatory • kitchen/breakfast room • utility room • boot room • kennel with outdoor run • 5 bedrooms • 4 bathrooms

Stables Cottage: sitting room • kitchen/dining room • 2 bedrooms • bathroom

The Granary: 2 reception rooms • open plan kitchen/dining/living room • utility room • 3 bedrooms • 3 bathrooms • 1 shower room

Car storage unit • valeting bay • garaging • trailer barn • office

Range of barns • stores • workshop • 6 stables with yard

Tennis court • gardens and grounds • 3 paddocks

In all some 14.5 acres of grassland and woodland

For Sale Freehold with vacant possession

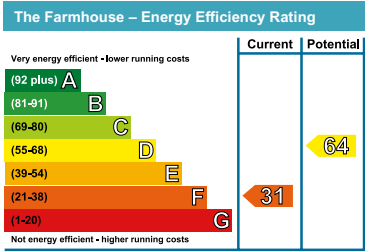
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& Co**

ESTABLISHED 1992

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Cheese Vat Farm, Sheriff Hutton, York YO60 6RT

Approximate Gross Internal Floor Area

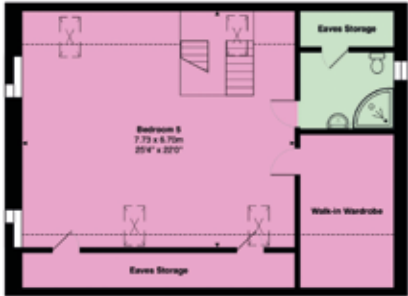
House: 3,796 SQ FT / 352.7 SQ M

Cottage: 738 SQ FT / 68.5 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



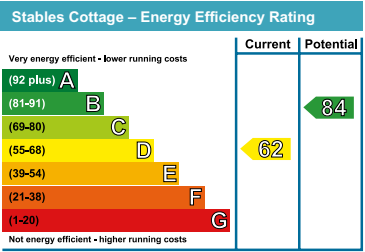
First Floor



Second Floor



Ground Floor



Cheese Vat Farm commands a glorious position just north of Sheriff Hutton and on the edge of an Area of Outstanding Natural Beauty. Originally established as a dairy farm and still surrounded by farmland, it has at its heart a fine farmhouse with a range of traditional outbuildings dating from the 1850s and 1860s, some converted to residential use. Today, Cheese Vat Farm stands in just over 18 acres and has evolved into an income-generating enterprise, incorporating a livery yard, a holiday let/rental business and classic car storage unit. The versatility of this superb property is evident in both the layout of the land and the arrangement of its numerous, renovated outbuildings.

- 5-bedroom former farmhouse with attached cottage
- Granary barn now converted into a stylish 2895 sq ft house
- Equestrian: stables, paddock, field shelters
- Car storage and valeting unit
- Range of outbuildings
- Tennis court
- Significant capacity for income generation and multi-generational living
- Surrounded by open countryside with no immediate neighbours
- Idyllic rural setting with glorious views in all directions
- Some 20 minutes' drive north of York



Tenure: Freehold

EPC Rating: Farmhouse F, The Granary E, Stables Cottage D

Council Tax Band: Farmhouse F, The Granary E, Stables Cottage B

Services & Systems: Mains electricity and water. Bio-mass heating system. Ground source heat pump powering the heating system for The Granary. CCTV in barns.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically

excluded but may be made available by separate negotiation.

Local Authority: North Yorkshire County Council
www.northyorkshire.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





House

The handsome Victorian farmhouse comes with an attached cottage, currently run as a long term let; it could easily be integrated into the main house. At the heart of the farmhouse is the kitchen/breakfast room with its traditional pantry, electric Aga, island unit with breakfast bar, integrated appliances including a wine fridge and granite worktops; alongside is a well-fitted utility room, boot room and dog kennel with outdoor run. The kitchen/breakfast room is open plan to the large, east-south-west-facing conservatory with bifold doors that provide a degree of separation; both rooms have underfloor heating.

The three additional receptions rooms are inter-connected, providing an ideal entertaining space; they include a superb drawing room with a large open fire and a door onto the garden terrace, a dining room also with an open fireplace and a cosy sitting room with a wood-burning stove. On the first floor are four bedrooms and three modern fitted bathrooms (one with an electric shower), with the smaller bedroom currently used as a study. The second floor provides a versatile bedroom space spanning the entire floor and including a bathroom and walk-in wardrobe.

It is illuminated by three windows, three Velux roof lights and has exposed roof trusses and some head height restrictions.

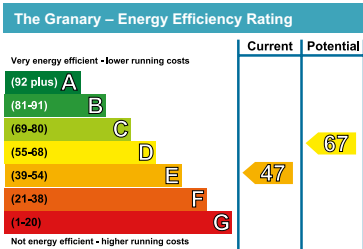
Stables Cottage

The charming, two-storey, attached cottage comes with a parking space, its own front door and a patio garden. There is a hallway with a cloakroom, a fitted kitchen/breakfast room, a sitting room with a wood-burning stove, two first floor bedrooms and a bathroom. The property is currently let on an Assured Shorthold Tenancy and will be vacant upon completion of the sale. Details regarding rental income can be provided upon request.

Outside

Electric gates provide a secure and impressive entry, opening to a long tarmac drive that flanks the front paddock before elegantly sweeping around to the farmhouse. The main drive splits into a perimeter drive serving The Granary, Stables Cottage, tennis court, stable yard and outbuildings where there is an additional parking area.



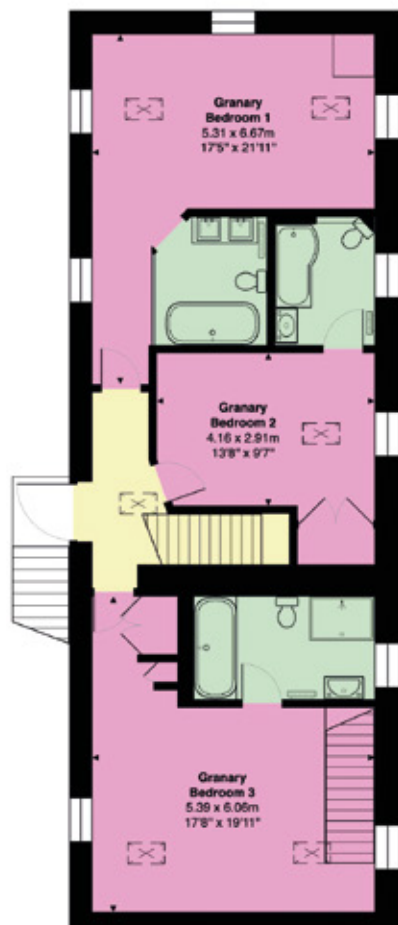


Cheese Vat Farm, Sheriff Hutton, York YO60 6RT

Approximate Gross Internal Floor Area

The Granary: 2,895 SQ FT / 268.9 SQ M

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Covered Patio
2.40 x 9.00m



The driveway to the house passes four garages, where an EV charging point is installed, and terminates in front of the north elevation of the house alongside a magnificent willow tree. The gardens wrap around two sides of the farmhouse where a handsome curved brick wall with coping stones encloses the principal section on the wisteria-clad southern elevation. Paved terraces provide appealing spaces for sitting out and entertaining. The garden is predominantly lawned, interspersed with a variety of mature trees and thoughtfully arranged beds planted with perennials and colourful shrubs creating year-round interest and visual diversity.

A large paddock of 6.5 acres sits on the south side of the farmhouse surrounded on three sides by a shelter belt totalling 6 acres of mixed woodland with a pond. A pathway has been cut through the woodland to provide a private, perimeter walk.

The larger paddock is enclosed by post and rail fencing with a field shelter and is currently used for livestock grazing. The front paddock, also enclosed by post and rail fencing with a mature hedge, has a field shelter and extends to 1.6 acres. In addition there is a holding paddock of just under half an acre. Water troughs supply all paddocks.

The Granary

Converted in 2006 from a traditional granary this superb, high spec, two-storey house extends to nearly 2900 sq ft. It has its own garage with an EV charger, gravelled driveway with a parking area, hedged garden and landscaped courtyard garden. The Granary features a magnificent north-south facing kitchen/dining/living room that rises into the roof space with floor-to-ceiling windows and French doors opening onto the sunny courtyard garden; alongside is a large utility room. There are two reception rooms, one with a fireplace and French doors onto the garden. On the first floor, the principal bedroom suite is triple aspect with far-reaching views across open countryside. All three bedrooms have en suite bathrooms and one has an en suite bathroom with an infinity mirror and a seamlessly fitted, water-resistant television.

The Granary has previously been a hugely successful 5* Gold holiday let and, with change of use to Residential, is now let on an Assured shorthold Tenancy. Rental figures can be provided upon request. It could easily be separated into two holiday lets if required, and has retained two staircases.

Storage and Car Valeting Barns

The agricultural barn has been converted into a modern, secure car storage unit, climate and temperature controlled with two de-humidifiers. It has lifts installed and the capacity to hold forty cars. Opposite is a further outbuilding comprising an office with kitchenette and WC along with a further unit designed for car valeting. This has a lift, inspection work lights and mezzanine storage. Details regarding costs and turnover can be provided upon request.

Outbuildings

The stable yard has six loose boxes, one part converted into a pellet store, and all situated close to the house with easy access to the large paddock. The dairy outbuildings are wide-ranging and versatile, and include garaging for a horse box/ motorhome, an office with storage heaters and a gardener's WC. In addition, there is a polytunnel currently without a roof.





Environs

Cheese Vat Farm lies within glorious countryside north of York, at the foot of the Howardian Hills. Nearby Sheriff Hutton offers a range of amenities including a village primary school, church, post office/general store, garage, public house, a superb sports club and playing fields. Terrington Preparatory School is some ten minutes' drive, Ampleforth College some fifteen minutes' drive and the independent schools in York can be reached within half an hour. York railway station lies thirteen miles to the south with its mainline railway service to Edinburgh, Manchester and to London Kings Cross taking less than two hours.

Directions

The drive can be found just over a mile due north of Sheriff Hutton on Daskett Hill, just beyond the turn to Whenby and on the left hand side as indicated by the property sign.

what3words: Drive ///backpacks.salary.leads, House ///certainly.beam.overdone

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** August 2025. Brochure by wordperfectprint.com



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