

EAST END FARM

Garton on the Wolds, Driffield



EAST END FARM AND CAMPSITE

Period farmhouse with traditional outbuildings and modern building with pp offering significant potential for further development, all in ten acres

Driffield 2 miles • Bridlington 14 miles • Beverley 15 miles
Malton 16 miles • York 25 miles

Farmhouse – up to 4 reception rooms • up to 5 bedrooms • 5 bathrooms (all en suite)

Outbuildings – stables • cart shed • granary barn • tack room • feed store • amenity block

Gardens and grounds • 2 paddocks • field

In all 10 acres

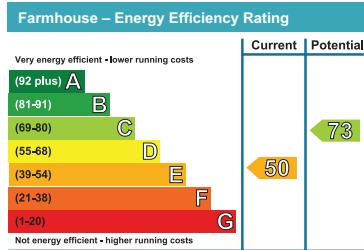
For Sale Freehold

**Blenkin
& Co**

ESTABLISHED 1992

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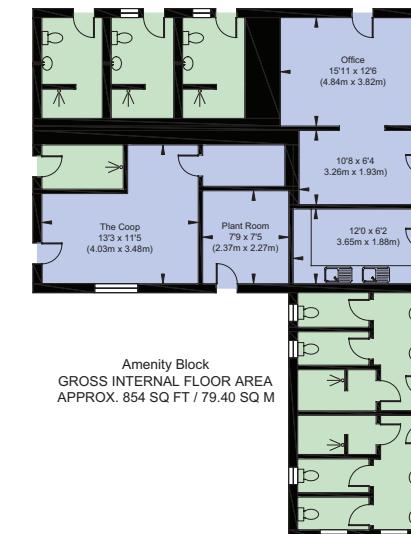
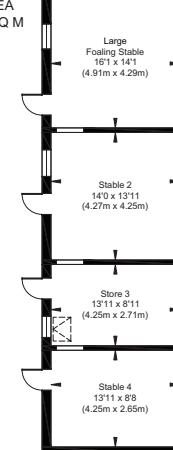
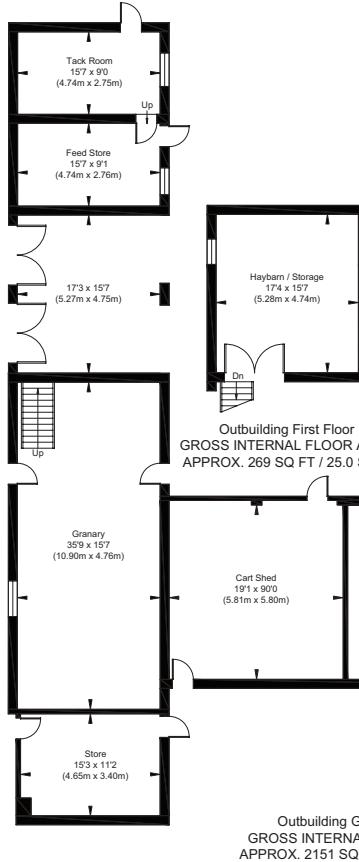


East End Farm, Main Street, Garton on the Wolds, Driffield YO25 3ET

Approximate Gross Internal Floor Area

7139 SQ FT / 663.30 SQ M (Including Outbuilding)

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



City

Country

Coast

In a Conservation Area and previously owned by the Sledmere Estate, this appealing farmhouse has been updated to provide versatile accommodation with an integrated annexe ideal for guests or extended family. Its rear elevation forms part of the traditional fold yard, now a York stone flagged courtyard with a range of buildings all contemporaneous with the 1880s house. The land extends behind the house, largely divided into a six acre field and two elevated paddocks from which far reaching views can be enjoyed across open countryside. A family run touring and camping site business has been in operation at East End Farm since 2015, serviced by a modern amenity block. This is a lifestyle property that delivers on many levels.

- Lifestyle property with outbuildings, land, camp/caravan site
- Farmhouse with versatile accommodation of nearly 3360 sq ft
- Range of traditional outbuildings around a flagged courtyard
- Huge scope for further development and income generation
- Equestrian potential – 4 stables, 2 paddocks, field
- Site Licence for 49 touring caravan pitches
- PP to convert modern amenity block to residential dwelling
- Elevated setting, far-reaching views, surrounded by countryside
- In all some 10 acres
- Rural but highly convenient – Driffield 5 minutes' drive, York 45 minutes'



Tenure: Freehold

EPC Rating: E

Council Tax Band: E

Services & Systems: All mains services including drainage. Oil central heating. Campsite has LPG and chemical waste disposal. 3-phase electricity supply.

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: East Riding of Yorkshire www.eastriding.gov.uk
Conservation area

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.



Farmhouse

The farmhouse was constructed in 1885 of locally quarried bricks under a pitched tiled roof. It fronts the village road with a lovely outlook across an open field with mature broad-leaved trees. At the rear, it faces a stone flagged courtyard with traditional outbuildings. This much loved family home has been extended and renovated by the current owners. The modern fitted kitchen has a window spanning its length that provides a lovely outlook across the courtyard; adjacent is a useful utility/laundry/boot room. There is a dining room and a sitting room with a fireplace with a 3KW log-burning stove featuring a handcrafted 'Mouseman' mantel.

On the first floor, the splendid drawing room rises into the roof space with exposed roof trusses; it has a bay window and north-south views creating a light-filled room with a wonderful outlook on three sides.

Fundamentally, this is a large house with versatile living-and-bedroom space on both floors, as the floorplan will testify. It is currently arranged with up to six bedrooms, five of which have en suite bathrooms. Of the two bedrooms on the ground floor, one is part of an annexe. The annexe can be integrated or separate from the main house and has its own doors onto the courtyard.



Outside

The drive sweeps round from the village street, ascending gently. It splits into two with one part continuing past the field to the amenity block and paddocks. A separate gated entrance leads to a parking area of hardstanding in front of the granary barn and garage. An archway provides access to the courtyard in front of the house where there is further parking. The former fold yard, now a courtyard, is enclosed by traditional farm buildings, all in use and offering scope for further development. The garden, grounds and land extend to the north and east with much of the land laid to grass; there is a large grazing field (6.05 acres) bordering the drive and two paddocks enclosed by post and rail fencing. In the garden area on the southern boundary is a greenhouse, timber shed and coal house. The whole extends to nearly ten acres.

Courtyard Buildings

All buildings within the old fold yard are constructed of brick and pantile.

- 4 traditional stables all with drainage. The largest has a raised concrete floor and the other three still present their original cobbled floors.
- 4-bay cart shed with open arches
- Granary barn (56 ft x 18 ft) with attached store and integral single garage with doors on the drive and an arched opening onto the courtyard. Internally, the barn has exposed timber roof trusses and a staircase to an upper room. The granary barn has full planning permission for conversion to tourist accommodation. Ref. No: 06/05457/PLF.
- Tack room opening to feed store. Plans have been drawn to convert these outbuildings into a single self-contained annexe.

East End Farm Campsite and Amenity Block

The family run touring and camping site business has been in operation since 2015. Income is derived from the seasonal and casual touring and camping pitch fee receipts and letting of the bunk room, 'The Coop'. The business is currently run as a hobby and the foundations are now in place for a future owner to take the business to the next level.



The touring field extends to 0.8 acres. It has three hardstanding pitches with a further 16 laid to grass, of which there are 10 electric hook-up points. The paddock extends to 1.6 acres and accommodates 30 pitches of which there are 12 electric hook-up points, all laid to grass. Up to 50 caravans or motorhomes can be accommodated for rallies with an additional 19 in the touring field, providing space for 69 units in total. There are an additional four electric hook-up points situated on the fence line between the field and paddock with a further two a further two electric hook-up points available to the rear of the granary building for the use of new arrivals. Water points are located around the field and paddock and an Elsan waste disposal point is situated near the amenity block.

The campsite is serviced by a modern amenity building of block construction and timber cladding under a pitched tiled roof. The building is finished to a high standard with underfloor heating beneath Karndean flooring. It provides toilets, showers, pot washing, and laundry facilities as well as a bunk room, office and plant room. This building is connected to the BT fibre network and offers wifi connection for site visitors.



Environs

East End Farm lies in the heart of Garton on the Wolds, a rural village with a primary school and a lavishly decorated church of Norman origins, listed Grade I and featured on BBC's Songs of Praise in February this year. The village is situated in the glorious rolling countryside of the Yorkshire Wolds, just two miles from Driffield. Driffield earned its title 'Capital of the Wolds' by virtue of its central position within the county and its annual agricultural show, the largest one-day event of its kind in England. This market town has a range of shops and amenities including supermarkets, a sports hall with swimming pool and a secondary school. The railway station is on the Hull-Scarborough line. Beverley, Malton, Bridlington and the Yorkshire coast are all within easy reach and York city centre can be reached in 45 minutes.



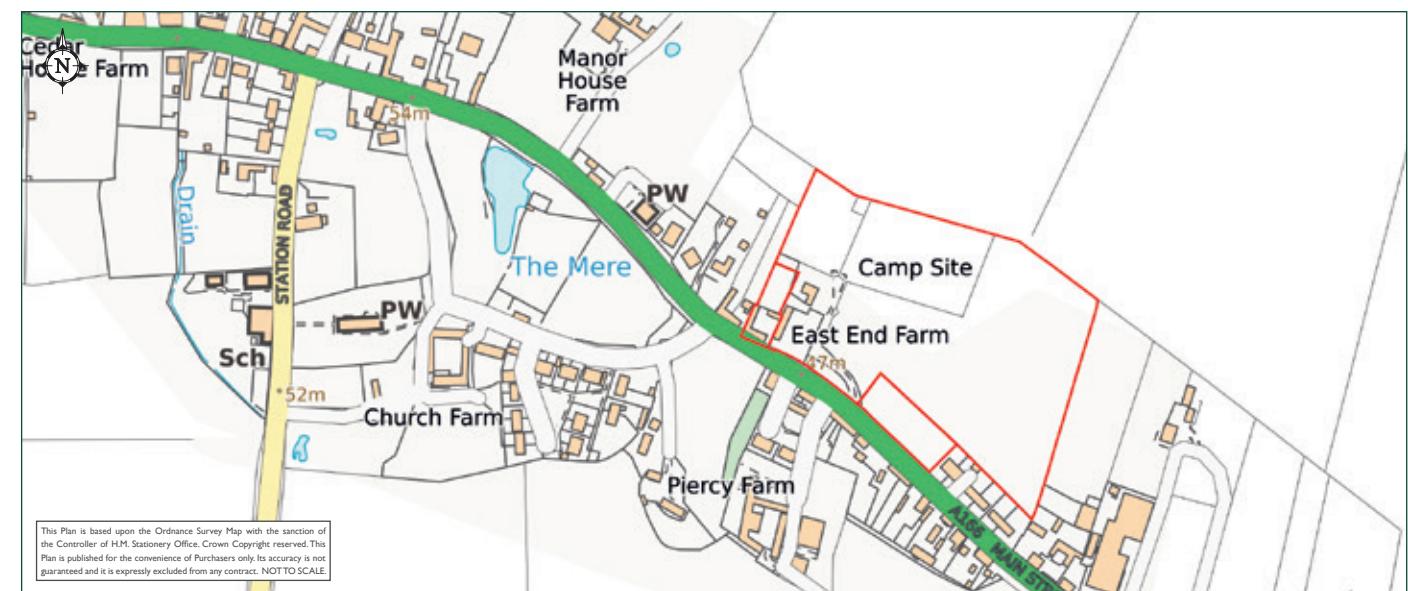
Directions

Heading into the village from the west, East End Farm is on the left hand side. The drive is found past the farmhouse, identified by a sign.

what3words //sundial.gratitude.lush

Viewing

Strictly by appointment.



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