MANOR FARM
BRAWBY
MALTON, NEAR NORTH YORKSHIRE

Malton 7 miles, Kirkbymoorside 7 miles, Pickering 8 miles, York 25 miles
Distances Approximate

A SUPERB LIFESTYLE SMALLHOLDING COMPRISING GRADE II LISTED PERIOD FARMHOUSE (CURRENTLY DIVIDED INTO TWO), THREE FURTHER COTTAGES WHICH CAN BE PERMANENTLY OCCUPIED, RANGE OF FARM BUILDINGS, FISHING LAKE & LAND AMOUNTING TO OVER 65 ACRES

MANOR FARM: DINING KITCHEN – INNER HALL – SITTING ROOM – THREE BEDROOMS - BATHROOM
MANOR FARM COTTAGE: ENTRANCE HALL – SITTING ROOM – KITCHEN – TWO BEDROOMS - BATHROOM
STABLE COTTAGE: ENTRANCE HALL – SITTING ROOM – DINING KITCHEN – THREE BEDROOMS - BATHROOM

RANGE OF FARM BUILDINGS EXTENDING TO OVER 5,500 SQ.FT
PURPOSE BUILT, COMMERCIAL FISHING LAKE
GRASS & ARABLE LAND EXTENDING IN TOTAL TO APPROXIMATELY 65.9 ACRES (26.67 HECTARES) WITHIN A RING FENCE

RURAL VILLAGE LOCATION YET WITHIN EASY REACH OF MALTON, KIRKBYMOORSIDE & PICKERING

GUIDE PRICE £950,000
FREEHOLD
The sale of Manor Farm represents a superb opportunity to acquire an excellent 65 acre smallholding comprising Grade II Listed farmhouse, currently split into two properties, three self-contained cottages, range of farmbuildings, commercial fishing lake and productive farmland.

The farmhouse is thought to date from the 18th Century and is constructed principally of stone under a pantile roof. Subject to securing the necessary consents it should be straightforward to reinstate it as one large dwelling, if required.

A range of brick and pantile barns have been converted to provide three separate cottages, each with three bedrooms. It is worth noting that each property can be permanently occupied and are currently let on Assured Shorthold Tenancies; they would however also be suitable as holiday lets or as accommodation for relatives. A further single storey barn offers further potential, subject to securing the necessary consents.

The property benefits from a purpose built fishing lake which has planning permission to be commercially let which has previously happened on a day ticket basis.

Located to the east of the house and cottages are a range of useful, steel frame farmbuildings providing over 5,500 sq.ft of storage space, ideal for use in conjunction with the running of the farm. The land is located within a ring fence and fronts both the River Rye and the River Seven. The land includes approximately 43.51 acres (17.61 hectares) of productive arable land and a further 19.12 acres (7.74 hectares) of permanent grass and riverbank. The total acreage, including the farmstead and fishing lake amounts to 65.90 acres (26.67 hectares).

Brawby is a charming, rural village located in the heart of Ryedale where the River Rye and River Seven meet. The village falls within the catchment area of the ever popular Amotherby primary school and the market towns of Malton, Pickering and Kirkbymoorside are all within 8 miles and offer a comprehensive range of amenities. The railway station at Malton has regular services to Scarborough, Leeds and to the mainline station of York where London can be reached in a best time of 1 hour 45 minutes. For anyone looking to pursue a leisure/holiday cottage use at the property the North York Moors, Heritage Coast and Howardian Hills are all close at hand.

MANOR FARM

ACCOMMODATION

REAR PORCH
2.10m(6'11'') x 1.70m(5'7'')
Tiled floor. Door to:

DINING KITCHEN
5.50m(18'1'') x 3.80m(12'6'') (min)

PANTRY
2.00m(6'7'') x 1.60m(5'3'')
Fitted shelving. Casement window to the front.

INNER HALL
Telephone point. Staircase to the first floor. Radiator.
SITTING ROOM
4.60m(15'1'') x 4.60m(15'1'')
Open fire with wood and tile surround. Fireside display niche. Casement window to the front. Radiator.

BEDROOM THREE
4.10m(13'5'') x 3.60m(11'10'')
Open fire with tiled surround and hearth. Casement window to the front. Radiator.

BATHROOM & WC
2.90m(9'6'') x 1.80m(5'11'')
White suite comprising: bath, wash hand basin and low flush WC. Casement window to the rear. Radiator.

MANOR FARM COTTAGE
ACCOMMODATION

REAR LOBBY
1.90m(6'3'') x 0.90m(2'11'')
Casement window to the side.

BATHROOM & WC
1.90m(6'3'') x 1.80m(5'11'')
Matching coloured suite comprising: bath, pedestal basin and low flush WC. Casement window to the side. Radiator.

KITCHEN
3.90m(12'10'') x 2.80m(9'2'')
Range of floor and wall units incorporating a stainless steel, double drainer sink unit. Electric cooker point. Casement window to the rear. Radiator.

SITTING ROOM
4.60m(15'1'') x 3.70m(12'2'')
Gas fire with back boiler set within a stone surround and hearth. Casement window to the front. Radiator.

ENTRANCE HALL
Staircase to the first floor.

BEDROOM ONE
5.50m(18'1'') x 4.70m(15'5'') (max)
Casement window to the front. Tiled fireplace. Radiator.

BEDROOM TWO
4.60m(15'1'') x 4.60m(15'1'')
Casement window to the front. Radiator.

STABLE COTTAGE
ACCOMMODATION

ENTRANCE HALL

SITTING ROOM
5.40m(17'9'') x 3.90m(12'10'')
Brick feature fireplace with electric fire. Television point. Casement window to the front and door to the side. Part exposed stone walls. Electric radiator.
DINING KITCHEN
5.30m(17'5'') x 3.40m(11'2'')

FIRST FLOOR

LANDING

BEDROOM ONE
5.40m(17'9'') x 4.00m(13'1'') (max)
Casement windows to the front and rear. Electric radiator.

BEDROOM TWO
3.40m(11'2'') x 3.10m(10'2'') (max)
Casement window to the front. Electric radiator.

BEDROOM THREE
3.00m(9'10'') x 2.50m(8'2'')
Casement window to the front. Electric radiator.

BATHROOM & WC
2.60m(8'6'') x 1.80m(5'11'')
Matching cream suite comprising: bath with shower over, pedestal basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater.

BARN COTTAGE

ACCOMMODATION

ENTRANCE HALL
Staircase to the first floor. Understairs cupboard. Thermostat, Fuse box. Radiator.

CLOAKROOM
1.80m(5'11'') x 1.00m(3'3'')
Matching white low flush WC and wash hand basin. Extractor fan. Radiator.

SITTING ROOM
5.10m(16'9'') x 3.10m(10'2'')
Two wall light points. Television point. Glazed door to the front. French windows to the rear garden. Two radiators.

DINING KITCHEN
5.10m(16'9'') x 3.10m(10'2'')

UTILITY ROOM
2.30m(7'7'') x 1.80m(5'11'')
**FIRST FLOOR**

**LANDING**

**BEDROOM ONE**
5.40m(17'9'') x 3.30m(10'10'')
Casement window to the front. Exposed beam. Television point. Two radiators.

**EN-SUITE SHOWER ROOM**
1.70m(5'7'') x 1.70m(5'7'')

**BEDROOM TWO**
3.60m(11'10'') x 3.10m(10'2'') (max)
Casement window to the front. Television point. Exposed beam. Radiator.

**BEDROOM THREE**
3.70m(12'2'') x 2.50m(8'2'')
Casement window to the front. Exposed beam. Television point. Radiator.

**HOUSE BATHROOM**
3.10m(10'2'') x 1.70m(5'7'')

**CROFT COTTAGE**

**ACCOMMODATION**

**ENTRANCE HALL**

**SITTING ROOM**
5.50m(18'1'') x 3.00m(9'10'')
Casement window to the rear and glazed door to the front. Television point. Two radiators.

**DINING KITCHEN**
6.80m(22'4'') x 3.30m(10'10'')

**BEDROOM TWO**
3.80m(12'6'') x 2.90m(9'6'')
Casement window to the rear. Radiator.

**BEDROOM THREE / STUDY**
2.50m(8'2'') x 2.40m(7'10'')
Casement window to the front. Radiator.

**HOUSE BATHROOM**

FIRST FLOOR

LANDING
Conservation style roof light.

BEDROOM ONE
3.70m(12'2'') x 3.50m(11'6'') (max)
Casement window to the front. Exposed beams. Radiator.

EN-SUITE BATHROOM
1.80m(5'11'') x 1.60m(5'3'')

THE BUILDINGS

GENERAL PURPOSE BUILDING 1
13.40m(44'0'') x 8.90m(29'2'')
Three bay, steel frame barn with corrugated roof.

GENERAL PURPOSE BUILDING 2
16.20m(53'2'') x 8.60m(28'3'')
Three bay, steel frame barn with concrete floor, concrete block walls to 6ft with Yorkshire boarding above. Corrugated roof.

LEAN-TO
16.20m(53'2'') x 8.30m(27'3'')
Three bay, steel frame building with concrete floor. Profile steel roof. Concrete block walls to 5ft.

DUTCH BARN
13.50m(44'4'') x 8.80m(28'10'')
Three bay, steel frame building with concrete block walls to 6ft and Yorkshire boarding above. Corrugated roof. Concrete floor.

BRICK & STONE RANGE
29.80m(97'9'') x 4.50m(14'9'')
Comprising: former cow house and four loose boxes.

THE LAKE

The fishing lake is located directly south of the farmstead and occupies a site amounting to approximately 2.24 acres (0.91 hectares). The lake is stocked with Carp, Bream and Tench and has planning consent to be commercially let which has been done previously on a day ticket basis.

There is over 1 miles of additional fishing on the River Rye and River Seven, to which there are riparian fishing rights.

THE LAND

The land is located within a ring fence and amounts to 62.63 acres (25.35 hectares), divided as one large arable field capable of producing cereal and root crops with remainder being permanent pasture and river bank. We understand that the land is registered for Single Farm Payments with 25.58 hectares being eligible. A public footpath runs along the northern boundary.

GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Council Tax: Manor Farm: Band: D.
Manor Farm Cottage: Band: C.
Stable Cottage: Band: C.
Barn Cottage: Band: C.
Croft Cottage: Band: C.
Tenure: Freehold.
Note: The land is registered for Single Farm Payments.
Sporting Rights: All sporting rights are in hand and included in the sale.
Drainage Rate: The annual drainage rate is currently £270.72, payable to Rye Internal Drainage Board.
Post Code: YO17 6PY.
Viewing: Strictly by appointment through the Agent's office in Malton.

All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. Charges may be payable for service reconnection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm’s employment has the authority to make or give any representation or warranty in respect of the property.