



PARTRIDGE NEST FARM
ESKDALE, NORTH YORKSHIRE

Cundalls



PARTRIDGE NEST FARM ESKDALESIDE, WHITBY NORTH YORKSHIRE YO22 5ES

Whitby 5 miles, Middlesbrough 32 miles, York 43 miles, Leeds 70 (all distances approximate)

**AN IDYLLICALLY SITUATED LIFESTYLE & LEISURE PROPERTY, COMPRISING A PERIOD FARMHOUSE, HOLIDAY COTTAGE, SIX POD GLAMPING SITE, CAMP SITE AND IN ALL 13.6 ACRES.
HEALTHY TURNOVER AND AMPLE BUSINESS GROWTH POTENTIAL.**

Partridge Nest Farmhouse: Attractive stone built farmhouse, providing a good range of family accommodation approximately 2,570 square feet in total and situated within lovely grounds with open views.

Partridge Nest Holiday Cottage: Converted from a former barn, the cottage provides well specified two bedroom accommodation, with private garden.

Glamping Pods: Well located 'glamp site' comprising six detached glamping pods together with shower and washing facilities.

Land and Campsite: In all the property is situated within a ring fence of land amounting to 13.6 acres of grassland, together with an 'Off Grid' 10 Pitch Campsite with associated facilities.

Range of buildings: Good range of traditional and more modern buildings, with large workshop, barn/garage and store. Extensive range of timber stabling, which together with a menage is ideal for those looking for an equestrian property.

GUIDE PRICE £1,350,000

Partridge Nest Farm lies aptly nestled in a very private location off Eskdaleside, within a scenic, yet accessible area of the North York Moors National Park, only 5 miles from the popular coastal resort of Whitby. The Farm comprises a characterful 4/5 bedroom sandstone farmhouse, Partridge Nest Cottage - an independent and well-appointed stone built two bedroom holiday cottage/annexe, Partridge Nest Glamping Pods; a range of six all season glamping pods set within characterful private grounds and a low impact off grid tent camping field known as Mr Malcolm's Marvellous Camping Field. Together with further paddocks, a range of 11 stables, a large all weather menage, plus other agricultural and storage buildings, in all the farm totals 13.6 acres.

Dating back around 250 years and constructed from the attractive dressed stone typical to the area, the main Farmhouse amounts to 2,579 square feet in total and has especially versatile accommodation which briefly comprises; dining room, kitchen with a separate utility room, garden room, sitting room and living room. Ground floor bedroom with en-suite wc and four further first floor bedrooms including master bedroom with adjacent dressing room and master bathroom. Guest bedroom with en-suite bath/shower room, plus two further large double bedrooms. Attractively presented throughout the farmhouse has undergone a number of improvements during the current owners tenure and is in excellent condition throughout. The farmhouse has attractive, mature grounds to the front and rear with a superb open view over open countryside to the back and views across the Esk valley to the front.

The lifestyle holiday businesses are run to suit the owners' requirements and are both popular and highly profitable. The gross turnover over the last three years averages over £80,000 per annum with strong profit margins and are currently operated solely by the owners, with no other employees. There is great scope to expand, develop or re-focus the businesses as desired and could easily be bolstered with an equestrian element given the stabling and exercise arena (the property has operated as a riding school and livery stables in the past).

The holiday business is also unusually diverse, offering accommodation to suit a range of interests and budgets. With the business stretching to encompass the family holiday cottage market, glamping pods with associated facilities and low impact eco friendly off grid tent camping, together with a range of equestrian facilities that could also be used to expand the business further.

Partridge Nest Cottage has both excellent reviews and commensurate occupancy. Converted from a former farm building in 2000 and stylishly appointed throughout, with modern kitchen and bathroom and large open plan living area with log burner and two bedrooms (a double and a twin).

Partridge Nest Glamping Pods were built only six years ago and comprise of six detached larch pods, situated within a tucked away position to the eastern edge of the site. Each pod has private grounds, four pods have been upgraded to a more luxurious status, with cloakroom and kitchenette area. A recently installed separate facilities pod contains two well appointed wet rooms, plus there is a communal wash area with further WCs, basins and reception/shop. The glamping pods have the run of the surrounding private meadows which take in wonderful far-reaching views across Eskdale and the neighbouring countryside.

Mr Malcolm's Marvellous Camping Field is an eco-friendly, low impact off grid 11 pitch tent only campsite and stands well away from the property on the western boundary. There is permission for 11 pitches, together with shower/WC, washing facilities and covered shelter area.

Equestrian Facilities

Ideal for those buyers looking for an equestrian property, Partridge Nest Farm has a large all weather menage and two separate timber stables blocks amounting to 11 stables in total as well as tack room and feed store. Coupled with around 10 acres of grazing land, this is ideally suited those with equestrian or smallholding interests.

LOCATION

Partridge Nest Farm lies only a mile from the village of Sleights along Eskdaleside, aptly named, allowing a lovely view across the valley and looking towards Whitby, with the Abbey easily visible on a clear day. Sleights is an exceptionally well-served village, with primary school, doctor's surgery, renowned butcher Radfords, Bothams of Whitby the baker and a small supermarket with Post Office. To the bottom of the village is the train station with direct lines to Middlesbrough and nearby Whitby. Arriva 95, 96 and Coastliner 840 bus service serve the village.

The countryside of the North York Moors National Park surrounds the village, offering endless opportunities for recreation; the seaside town of Whitby is approximately 4 miles away, where a range of services and amenities are available - including beaches, shopping and recreational facilities, sports facilities, primary and secondary schools. The property is a perfect base for tourists being located within close proximity to Whitby and the wider Heritage coastline and North York Moors National Park and the many and varied tourist attractions on offer."

PARTRIDGE NEST FARMHOUSE

ENTRANCE HALL

Composite Door to the front. Parquet floor.

DINING ROOM

4.74 m (15'7") x 4.30 m (14'1")

Twin sash windows to the front with window seat. Internal window to the rear. Laminate wood flooring. Twin radiators. Cast iron multi fuel stove with brick surround and oak mantel.



KITCHEN

4.80 m (15'9") x 3.42 m (11'3")

Dual aspect room with windows to the front and side. Range of bespoke, handmade base and wall units incorporating granite and granite effect work tops with double width Belfast sink. Tiled floor. Column radiator. Inset wall cupboard. Electric cooker point with extractor overhead. Recessed ceiling lights. Integrated dishwasher.



UTILITY ROOM

3.20 m (10'6") x 3.20 m (10'6")

Fitted base units incorporating stainless steel sink unit. Stable door to the rear. Upvc double glazed windows to the rear and side. Quarry tiled floor. Automatic washing machine point. Washing machine point. Loft inspection hatch.

REAR HALL

Parquet floor. Stairs to the first floor. Radiator.

GARDEN ROOM

7.80 m (25'7") x 2.90 m (9'6")

Tiled floor. Upvc windows to the rear and side. Velux roof lights. Wall light points. Double doors opening out onto the patio and garden.

SITTING ROOM

4.90 m x 3.70 m (12'2")

Twin sash windows to the front. Internal window to the rear. Pair of radiators. Beamed ceiling. Television point. Front to back multi fuel stove with stone insert, stone hearth and oak mantel. Telephone point.



LIVING ROOM

4.67 m (15'4") x 3.50 m (11'6")

Sash window to the front. Beamed ceiling. Fully glazed door out to the rear. Front to back multi fuel stove to the sitting room. Radiator. Stairs to the first floor.

STUDY/BEDROOM FIVE

4.75 (15'7") x 4.16 (13'8")

Triple aspect room with sash windows to the front, rear and side with fitted window seats. Radiator. Beamed ceiling.

DRESSING ROOM

Fitted hanging rails.

CLOAKROOM

2.27 m (7'5") x 1.00 m (3'3")

Low flush WC. Pedestal wash hand basin. Radiator. Tiled floor. Extractor fan.

FIRST FLOOR TO BEDROOMS ONE & TWO

Loft inspection hatch. Sash window to the rear. Radiator.

BEDROOM ONE

4.60 m (15'1") x 3.78 m (12'5")

Sash window to the rear. Radiator.

DRESSING ROOM

3.30 m (8'7") x 2.10 m (6'11")

Sash window to the front. Radiator.

BATHROOM

4.00 m (13'1") x 3.40 m (11'2")

Freestanding slipper bath with handheld shower attachment. Walk in shower with dual rain head shower. Pedestal wash hand basin. Low flush WC. Bidet. Double sash window to the side. Exposed Beam. Pair of chrome heated ladder towel rails.

BEDROOM TWO

3.70 m (12'2") x 3.34 m (10'11")

Sash window to the rear. Radiator. Over stairs cupboard.

BATHROOM

2.70 m (8'10") x 1.70 m (5'7")

Bathroom with shower overhead. WC with concealed cistern. Pedestal wash hand basin. Sash window to the front. Tiled floor. Extractor fan.



FIRST FLOOR TO BEDROOMS THREE & FOUR

Vaulted ceiling with exposed beams. Pair of conservation roof lights to the front and rear. Radiator.

BEDROOM THREE

4.70 m (15'5") x 4.10 m (13'5")

Sash windows to the rear and side. Velux conservation roof light. Cupboard housing the master electricity distribution board. Beams. Radiator.

BEDROOM FOUR

4.60 m (15'1") x 3.50 m (11'6")

Sash windows to the rear. Velux conservation roof light to the front. Beams. Radiator.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements, room sizes, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PARTRIDGE NEST COTTAGE

KITCHEN

2.63 m (8'8") x 2.53 m (14'0")

Range of fitted base and wall units with granite effect worktops incorporating one and a half bowl sink unit with mixer tap. Range of integrated appliances; oven, microwave. Dishwasher and washing machine. Under counter fridge. Four ring halogen hob with extractor overhead. Tiled splashback. Tiled Floor. Vertical radiator. Window to the front. Door to the outside. Loft inspection hatch.

LIVING & DINING ROOM

6.20 m (20'4") x 4.26 m (14'0")

Exposed wood floor. Beamed ceiling. Window to the front and full height casement window to the front. Cast iron multi fuel stove set on a stone hearth. Television point. Two radiators. Stairs to the first floor with understairs cupboard.

BATHROOM

2.51 m (8'3") x 1.43 m (4'8")

White suite comprising bath with Mira shower overhead. Low flush WC. Wash hand basin set within a storage unit. Karndean floor. Extractor fan. Heated ladder towel rail. Casement window.

FIRST FLOOR

LANDING

Velux roof light over the stairs.

BEDROOM ONE

4.27 m (14'0") x 2.72 m (8'11")

Double glazed window to the side. Velux roof light to the front. Radiator. Fitted storage cupboard.

BEDROOM TWO

4.23 m (13'11") x 8'8"

Velux roof light to the rear. Radiator. Fitted storage cupboard.

OUTSIDE

Partridge Nest Cottage has an attractive, south facing courtyard garden to the side. Exceptionally private, the garden has a lovely open aspect over the land to the south and has the use of the land immediately surrounding the garden, ideal for those holiday makers with dogs.

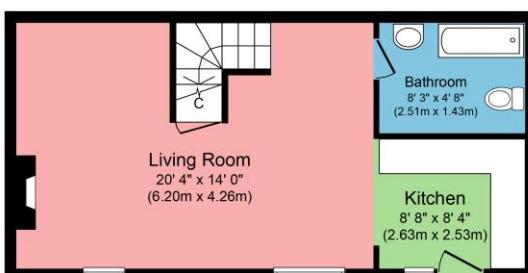


PARTRIDGE NEST GLAMPING PODS

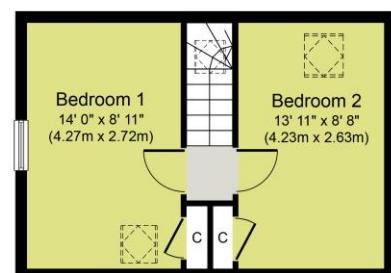
Positioned on the eastern edge of the property are 6 detached, larch clad, pine lined pods. The site was built only 7 years ago, and the pods have the benefit of a 40 year guarantee for the Decra tiled roofs.

Of the 6 pods, 3 comprise 100 square feet of sleeping and living space and the further 3 are marketed towards the higher end of the market and provide 125 square feet of accommodation, with bedroom and living area, cloakroom and a small kitchenette. A pair of well specified shower rooms (new 2022) serve the site, along with cloakrooms, and washing station.

Each pod has a private sitting out area, with BBQ and benefit from attractive views over the land, which extends out to a grassy meadow to the front and side.



Ground Floor
Approximate Floor Area
405 sq. ft.
(37.6 sq. m.)



First Floor
Approximate Floor Area
284 sq. ft.
(26.4 sq. m.)



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CAMPING FIELD & LAND

Partridge Nest Farm is situated within 13.6 acres of land and surrounds the property to all sides, creating an attractive 'ring fenced' position.

The land comprises majority pasture grassland, interspersed with mature trees and is ideal for grazing or for ecological and wildlife purposes.



To the western edge of the land sits the 'Off Grid' Camping field known as Mr Malcolm's Marvellous Camping Field. The site provides 11 pitches, located in a sheltered meadow with an unrivalled view across the valley.

The campsite has the benefit of a small wooden (redwood) eco-friendly toilet, wash and shower block and a further amenity building.

RANGE OF BUILDINGS

Partridge Nest Farm is especially well equipped with a comprehensive range of traditional and more modern outbuildings, providing useful garaging, storage, stabling and amenity space.



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Part of the stable block doubles as a reception area and small shop. With electric light and power, water and internet access, this has scope to be developed further to support expansion of the leisure business.



Promap
LANDMARK INFORMATION

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GENERAL INFORMATION - REMARKS & STIPULATIONS

TRADING BUSINESS

The property can be purchased as a going concern trading business to include all fixtures and fittings, forward bookings and the www.partridgenestpods.co.uk & www.mrmalcolmscamping.co.uk websites. The sale is a rare opportunity to purchase a full 'turn-key' operation to include fixtures, fittings, website etc. Full trading accounts can be available to seriously interested parties having first viewed the property.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries please contact Edward Wilkinson on 01653 697820, email edward.wilkinson@cundalls.co.uk or Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water and electric. Septic tank drainage. Oil fired heating.

Council Tax: D

Tenure: The property is Freehold and vacant possession will be given upon completion.

EPC: Partridge Nest Farmhouse E/52 Partridge Nest Cottage D/58

Brochure details and photograph – April 2023

Please note: Sporting and Mineral Rights are excluded from the sale.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. 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. **MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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