



**APPLETON FARMHOUSE, APPLETON LE MOORS
NORTH YORK MOORS NATIONAL PARK**

Cundalls



APPLETON FARMHOUSE

APPLETON LE MOORS, NORTH YORK MOORS NATIONAL PARK
YO62 6TE

Pickering 7 miles, Malton 13 miles, York 33 miles, Leeds 59 miles (all distances approximate)

A landmark village property set within grounds of almost a quarter of an acre together with a further acre paddock available by separate negotiation.

Situated within the enduring popular and sought after village of Appleton le Moors.

- Over 3,700 square feet of exceptionally versatile accommodation, arranged over three floors, attractively presented throughout and benefiting from high levels of insulation enabling this period property to Score a C in energy efficiency.
- Front & rear hallways – Sitting Room – Dining Room – Living Room – Breakfast Kitchen – Workshop/Home Office – At the rear entranceway there is a boot room and ground floor wet room.
- There are seven bedrooms, all of which are doubles and four bath/shower rooms over the top two floors.
- Mature grounds of 0.25 acres. Potential to create ample off-street parking.
- A substantial two storey, partially derelict stone building previously used as an agricultural barn and later workshops. Offering huge potential using the current footprint and storeys, which has received a positive response to pre-application enquiries.
- Separate grass paddock measuring 0.95 acres – available by separate negotiation.

NO ONWARD CHAIN

OFFERS IN EXCESS OF £760,000

DESCRIPTION

Appleton Farmhouse is a distinctive Edwardian farmhouse which occupies a prominent position within this sought after National Park Village. Built in 1902 by the Shepherd family who occupied Appleton Farmhouse until 1949. The Shepherd family also built The Village School (now the Appleton village Hall), Appleton Hall (opposite) and the neighbouring Church. The property showcases some handsome original features including fireplaces to several rooms, encaustic tiled floors, moulded ceiling roses and coving and exhibits the generous proportions and high ceilings typical to the era.

Today, the property has been in the same hands for almost 40 years and has been significantly improved over this time. Double glazed in around 2004 with a fully renewed central heating system in 2011, the property was completely re-roofed around 15 years ago, partially rewired 8 years ago and fitted with Solar PV panels which on average have provided an annual RHI of £425 although has been as high as £474 PA in the past, as well as supplementing the electricity. The house is well insulated throughout, including major insulation works to the interior of every exterior wall in 2014 and as such scores well for period building with an EPC score of C70, making it an unusually efficient property to run. Recently updated and improved but still with plenty of potential for a new purchaser to shape this unique property's next chapter.

The accommodation is arranged over three floors and has an exceptionally versatile layout, with a wealth of different ways the house could be used; either as a sizable main residence, subdivided up to cater for an extended family or dependants or potentially as a guest house or bed and breakfast. In all 3,724 square feet which comprises in brief; to the ground floor, entrance hall with handsome encaustic tiled floor, a pair of front facing reception rooms, one with multifuel stove and the other with an open fire set within the original fire surrounds. Rear hall, living room with multi fuel stove, large breakfast kitchen with a range of modern units and Aga cooker. To the rear hallway is a back porch, wet room and workshop/home office.

In all there are up to seven bedrooms, all of which are generous doubles, over the top two floors. On the first floor are two front bedrooms, one with an en-suite shower room the other with access to a Jack & Jill bathroom. To the rear are two further bedrooms and two bathrooms. To the second floor are three further bedrooms and a modern house shower room.

Within the grounds is a substantial stone built former barn and agricultural building. Although badly damaged by a fire around 30 years ago the structure offers the potential and possibility to reimagine the space to suit any number of uses; subject to obtaining any necessary planning consents. Pre application advice has been sought in 2023 and received a favourable response for redevelopment. Plans had been drawn up prior to the fire for an ambitious redevelopment and can be made available.

The house itself sits within grounds of almost 0.25 of an acre and provides a mature garden and potential to create parking via the access to the southern gable end.

A grass paddock measuring almost an acre is available for sale by separate negotiation and is only a short walk away; approximately 400 metres.

LOCATION

Appleton-le-Moors is a pretty and popular village with a thriving local community, set within the North Yorks Moors National Park and located some 4 miles to the east of the historic market town of Kirkbymoorside which offers a full range of amenities and 8 miles west of Pickering which is equally well served. The village has the benefit of a Church and a well regarded classic village pub with restaurant and is ideally positioned for a wide variety of country pursuits.



ACCOMMODATION

ENTRANCE HALL

5.13 m (16'8") x 1.90 m (6'2")

Panelled front door with glazed surround and decorative main panel. Minton encaustic tiled floor (recently restored). Radiator. Return stairs to the first floor with open under-stairs storage. Ornate ceiling rose. Moulded coving. Glazed inner doors opening into the rear hall.



SITTING ROOM

4.50 m (14'9") x 4.40 m (14'5")

A large, dual aspect room with windows to the front and side elevations. Coving. Ornate ceiling rose. Original fireplace housing cast iron wood burning stove. Tiled hearth and brass dog grate. Pair of radiators. Fitted shelving. Television point.



DINING ROOM

4.40 m (14'5") x 4.20 m (13'9")

Casement window to the front. Coving. Ornate ceiling rose. Wall light points. Original fireplace housing open fire with tiled hearth and insert. Radiator. Serving hatch.



REAR HALL

4.76 m (15'6") x 1.90 m (6'2")

Quarry tiled floor. Back stairs to the first floor with understairs fitted cupboard. Radiator. Back door into the rear lobby.

KITCHEN

4.48 x 5.30 m (17'5") x 4.48 m (14'8")

Dual aspect with windows to the rear and side elevations. Range of fitted base and wall units with granite effect worktops incorporating one and a half bowl stainless steel sink unit. Five door 'Speed Yellow' oil fired Aga with an additional, integrated, dual heat electric hob and oven. Dishwasher point. Tiled floor. Radiator.



LIVING ROOM

4.60 m (15'1") x 4.50 m (14'9")

Casement window to the side, overlooking the garden. Ornate ceiling rose. Original fireplace housing Morso Owl, cast iron, multi fuel stove. Tiled hearth and brass dog grate. Pair of original, fireside fitted cupboards. Pair of radiators. Television point.



REAR LOBBY

Back door out to the garden.

WET ROOM

3.14 m (10'3") x 2.70m (8'8")

Shower area. Low flush WC. Wall hung wash hand basin. Radiator. Windows to the rear and side. Fitted wall cabinet. Extractor fan.

HOME OFFICE/WORKSHOP

4.70 m (15'5") x 3.40 m (11'2")

Original bread oven set within a brick fireplace. Window to the side. Oil fired central heating boiler.



FIRST FLOOR

LANDING

Staircases from the ground floor entrance hall and separately from the rear hall. Casement window to the front elevation. Glazed double doors to the rear landing. Coving. Casement window to the rear. Stairs to the Second Floor.

BEDROOM ONE

4.40 m (14'5") x 4.20 m (13'9")

Casement window to the front. Radiator. Fitted wardrobe and dressing area. Coving.

EN-SUITE SHOWER ROOM

1.55 m x 1.38 m

Corner shower. Low flush WC. Wall hung wash hand basin. Extractor fan. Electric light and shaver point.

BEDROOM TWO

4.40 m (14'5") x 4.16 m (13'8")

Casement window to the front. Radiator. Original period fireplace with basket grate and tiled hearth and inserts. Pair of fireside fitted cupboards. Coving. Door through to the Jack & Jill Bathroom.



BATHROOM

4.50 m (14'9") x 2.00 m (6'7")

Bath with part tiled surround. Low flush WC. Pedestal wash hand basin. Casement window to the side. Original period basket fireplace with tiled insert.

BEDROOM THREE

4.50 m (14'9") x 3.00 m (9'10")

Casement window to the rear. Radiator.



Bedroom One

BEDROOM FOUR

5.00 m (16'5") x 2.70 m (8'10")

Casement window to the rear. Radiator.

BATHROOM

3.64 m (11'11") x 1.64 m (5'5")

Bath with part tiled surround. Low flush WC. Pedestal wash hand basin. Airing cupboard housing hot water cylinder and with slatted shelving. Casement window to the rear. Electric light and shaver point.

SECOND FLOOR

LANDING

Pair of velux roof lights to the front and rear. Loft inspection hatch.

BEDROOM FIVE

4.80 m (15'9") x 4.55 m (14'11")

Original period fireplace. Casement window to the side. Eaves storage cupboard. Radiator. *(Photo opposite)*

BEDROOM SIX

4.80 m (15'9") x 4.50 m (14'9")

Original period fireplace. Casement window to the side. Radiator.

BEDROOM SEVEN

5.00 m (16'4") max x 4.50 m (14'9") max

Original period fireplace. Casement window to the side. Fitted storage cupboard. Radiator.

SHOWER ROOM

4.50 m (14'9") x 1.73 m (5'8")

Corner shower with electric shower. Low flush WC. Wall hung wash hand basin. Chrome heated ladder towel rail. Velux roof light. Eaves storage cupboard.



GROUNDS & GARDEN

The farmhouse stands back from the street behind the original wrought iron railings, framing the property nicely. In all the grounds amount to almost 0.25 of an acre.

Largely laid to lawn with an open aspect, the garden is very much a blank canvas being an ideal family garden or as a great space for a keen gardener to reimagine. A driveway leads in from the village street and there is ample space to create plenty of parking.



0.95 ACRE GRASS Paddock

Situated approximately 400 metres from the farmhouse is a useful grass paddock. The paddock is available by separate negotiation.

BARN

To the eastern edge of the plot stands a substantial former barn and agricultural building. Believed to pre-date the farmhouse the Barn was badly fire damaged around 30 years ago and currently stands in a semi-derelict state. Plans had been drawn up for conversion and the space very much offers huge scope for further re-development – subject to all necessary planning consent and permissions. Pre-application advice was sought in 2023 from NYMNP and received a favourable response to the idea of redeveloping the barn.

Barn approximate measurements 24.00 m (length) x 6.00 m (width)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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GENERAL INFORMATION - REMARKS & STIPULATIONS

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 or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains water, drainage and electric. Oil-fired central heating. Solar PV panels supplement the electric supply. Super fast broadband is available within the village.

Planning: North York Moors National Park

Council Tax: Band F (2023-23 £3,098.94 PA)

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

Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766

EPC: Score C/70 – Potential C/73

Details prepared October 2023

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 bought 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.

