

WHITE HOUSE FARM SANDS ROAD, HUNMANBY GAP



An appealing residential smallholding comprising four-bedroom detached house, extensive gardens, parking, outbuildings & land, extending to approximately 17.9 acres in total, with far reaching views & just 1 mile from the beach.

Entrance hall, sitting room, dining room, conservatory, kitchen, utility room, cloakroom, first floor landing, four bedrooms & two bathrooms.

Upvc double-glazing. Oil-fired central heating.

Extensive range of farmbuildings, including two portal frame barns.

Good quality grassland amounting to approximately 15 acres.

Set within a ring fence, all within easy reach of village amenities & the coast.

No onward chain.

GUIDE PRICE £650,000

White House Farm is an appealing residential smallholding, consisting of a spacious four-bedroom house with established gardens, ample parking, garage, a range of former pig buildings and grassland amounting to approximately 15 acres. The house was built in 1972, and the property occupies a superb rural setting within close distance of amenities in Hunmanby village and is just 1 mile from the beach.

The accommodation is arranged over two floors and amounts to approximately 1,775ft², briefly comprising entrance hall, sitting room, kitchen, dining room, conservatory, side lobby, guest cloakroom and utility room. Upstairs there are four well-proportioned bedrooms and two bathrooms. The house affords fine open views to the north, especially from upper floor windows. There is double-glazing throughout, and oil-fired central heating, the boiler having been replaced in the last 6 months or so.

The property is understood to be subject to an agricultural occupancy condition and will hold major appeal to those with smallholding or interests, due to the extent of the land. Two portal frame buildings could easily be adapted to alternative uses and the footprint of the older pig buildings offer scope to replace with more modern structures. The overall site area amounts to approximately 17.9 acres or thereabouts.

Hunmanby Gap is a picturesque cove situated along the east coast, just a couple of miles south of Filey. Cited as being one of the best beaches in the area, it is unspoilt and offers superb views. White House Farm is situated on Sands Road, approximately 1 mile west of the beach and 1 mile east of Hunmanby village where there is a good range of local amenities.



ACCOMMODATION

PORCH

Front door to:

ENTRANCE HALL

5.0m x 2.4m (16'5" x 7'10")

Staircase to the first floor. Understairs cupboard. Coving. Radiator.

SITTING ROOM

7.6m x 3.3m (24'11" x 10'10")

Cast iron wood burning stove set within a stone surround with timber mantel. Coving. Television point. Bow window to the front. French doors opening onto the Conservatory. Two radiators.



CONSERVATORY

4.5m x 3.4m (14'9" x 11'2")

Casement windows to three sides. French doors opening onto the rear garden. Two radiators.



KITCHEN

5.9m x 3.5m (max) (19'4" x 11'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Electric double oven and four ring ceramic hob with extractor hood. Casement window to the rear. Two radiators.



DINING ROOM

4.0m x 3.3m (13'1" x 10'10")

Coving. Bow window to the front. Radiator.



SIDE LOBBY

Door to the rear. Tiled floor.

CLOAKROOM

2.0m x 0.8m (6'7" x 2'7")

White low flush WC and wash basin. Tiled floor. Half tiled walls. Casement window to the rear.

UTILITY ROOM

3.1m x 1.8m (10'2" x 5'11")

Automatic washing machine point. Personnel door to the garage.

FIRST FLOOR

LANDING

Loft hatch. Airing cupboard housing the hot water cylinder with electric immersion heater.

BEDROOM ONE

4.2m x 3.3m (13'9" x 10'10")

Casement window to the front. Radiator.

EN-SUITE BATHROOM

2.4m x 2.4m (max) (7'10" x 7'10")

White suite comprising corner bath, wash basin and low flush WC. Extractor fan. Fully tiled walls. Fitted storage cupboard. Casement window to the front.



BEDROOM TWO

4.2m x 3.3m (13'9" x 10'10")

Fitted wardrobe. Casement window to the front. Radiator.

BEDROOM THREE

3.3m x 3.3m (10'10" x 10'10")

Coving. Casement window to the rear. Radiator.

BEDROOM FOUR

3.3m x 3.0m (max) (10'10" x 9'10")

Coving. Range of fitted wardrobes. Casement window to the rear. Radiator.

HOUSE BATHROOM

2.7m x 2.3m (8'10" x 7'7")

White suite comprising bath, separate shower cubicle, wash basin and low flush WC. Extractor fan. Extractor fan. Casement window to the rear. Heated towel rail.



GARDENS & GROUNDS

There are sizeable gardens to both the front and rear of the house, with lawn, extensive shrub borders, patio areas and a pond. A driveway offers ample room to park and leads to an attached garage.



BOILER STORE

1.8 x 1.6m (5'11" x 5'3")

Grant oil-fired central heating boiler. Casement window to the rear.

INTEGRAL GARAGE

5.0m x 2.5m (min) (16'5" x 8'2")

Electric light and power. Roller shutter door to the front.

OUTBUILDINGS

The farmstead is situated beyond the garden and consists of a range of former pig buildings, in addition to two portal frame buildings, the latter providing over 6,500sq.ft of space.

5-BAY STEEL FRAME BUILDING

24.3m x 13.9m (79'9" x 45'7")

Steel-frame construction, with concrete walls to approx. 1.4 metres and with Yorkshire boarding above. Corrugated roof. Concrete floor. Openings to either end.

6-BAY TIMBER FRAME GENERAL PURPOSE BUILDING

24.6m x 11.9m (80'9" x 39'1")

Timber frame construction, with concrete block walls to approx. 2.0 metres, with timber above and a corrugated roof. Concrete floor. Openings to either end.



THE LAND

The land sits to the south and east of the house and farmstead and is made up of a single block of grassland which extends to approximately 15 acres (6.07 hectares). Accessible from the farmstead, there is an additional point of access from Sands Road.

GENERAL INFORMATION

Services: Mains water and electricity.
Septic tank drainage.
Oil-fired central heating.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO14 9QN.

EPC Rating: Current: D60. Potential: B88.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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