



**BIRCH HOUSE FARM, GREEN END  
GOATHLAND, NORTH YORK MOORS NATIONAL PARK**

**Cundalls**



## **BIRCH HOUSE FARM**

GREEN END, GOATHLAND  
NORTH YORK MOORS NATIONAL PARK  
YO22 5LJ

*Whitby 9 miles, Pickering 17 miles, Malton 25 miles, York 35 miles (all distances approximate)*

***A privately situated lifestyle and leisure property, comprising a detached character property with adjoining annexe. Together with a pair of holiday lodges currently operating a successful business and set in land and grounds of 10 acres.***

- ***Farmhouse:*** Stone property which offers potential for further improvement to create a characterful main residence.
- ***Adjoining Annexe/Studio:*** Adjoining the main property is a range of traditional outbuildings, which could be utilised as additional accommodation (subject to any necessary planning consents) or as useful storage/home office and stables.
- ***Hollyhock Lodge:*** a beautifully specified one-bedroom holiday lodge, set in private woodland. Excellent occupancy rates.  
***Foxglove Lodge:*** a further one-bedroom lodge, ready to be fitted out. Website: [www.birchhousefarm.co.uk](http://www.birchhousefarm.co.uk)
- Total grounds of 10 acres with landscaped gardens, land and mature woodland. Ample private parking.

**GUIDE PRICE £699,000**

## DESCRIPTION

A privately situated lifestyle property set in 10 acres which offers an unusually versatile arrangement of space and huge potential for adaptation to suit a wide variety of needs. Birch House Farm sits in a sheltered position off Green End, approximately 2 miles to the north of the well-regarded village of Goathland.

The main farmhouse comprises a traditional stone property with accommodation amounting to 1,100 square feet. Adjoining the house are a range of original buildings, which in all provide 1,474 square feet in total and offer scope to be used to enlarge the main house into, or as a separate annexe accommodation, subject to any necessary planning consents.

In brief the accommodation comprises; garden room, study, dual aspect sitting room, breakfast kitchen and cloakroom. On the First Floor are two large double bedrooms, the house bathroom and a further room which was intended to be a further shower room. Converted from traditional outbuildings the annexe provides an exceptionally large reception room adjoining studio and storeroom and on the first floor a large room, ideal as an occasional bedroom.

The lifestyle appeal of the property lies in the level of land, 10 acres in total and a pair of timber holiday lodges; Hollyhock Lodge and Foxglove Lodge. Foxglove Lodge requires fitting out and Hollyhock Lodge is a beautifully appointed and very popular holiday lodge, which historically has had excellent occupancy and a healthy turnover. This element of the property could be further exploited, with infrastructure in place in the form of drainage, services and landscaping to expand this further, subject to any necessary planning permissions and consents.

The property faces southwest with an elevated position overlooking Grosmont and with exceptional views across the Moors from all angles. Set in just over 10 acres the property stands by itself with formal gardens to the immediate front and rear the remaining land being mature woodland and grassland. Ideal for those looking for their very own slice of 'The Good Life'.

## LOCATION

Nearby, Beck Hole is a pretty moorland village characterised by a range of traditional cottages, the Birch Hall Inn and adjoining shop, intersected by the Ellerbeck. Close by is the well-known village of Goathland, with Whitby lying only 9 miles to the North. The opportunities for outdoor pursuits in the North York Moors are endless, with miles of walks and riding stretching out for miles from the doorstep of Birch House.

## ACCOMMODATION

### GARDEN ROOM

3.50 m(11'6") max x 3.40 m(11'2") max

Timber side door. Exposed stone walls with casement windows to the front and sides. Stable door. Stone flagged floor.



### STUDY

3.00 m(9'10") x 2.45 m(8'0")

Exposed dressed stone wall to part. Casement windows to the rear and side. Velux roof light. Radiator. Telephone point.

### SITTING ROOM

4.90 m(16'1") x 4.10 m(13'5")

Inglenook fireplace housing cast iron wood burning stove with stone mantel and surround and brick insert. Dressed stone wall to part. Exposed beams. Radiator. Sash window to the front. Casement window to the rear. Original sash window to the side. Television point. Stairs to the First Floor.



#### BREAKFAST KITCHEN

4.90 m(16'1") x 4.20 m(13'9")

Glazed door out to the rear. Sash window to the front, casement window to the rear. Automatic washing machine point. Beamed ceiling. Base units incorporating double bowl sink unit. Radiator. Exposed dressed stone wall to part. Gas cooker point. Stone fireplace housing a wood burning stove.



#### CLOAKROOM

1.70 m(5'7") x 0.90 m(2'11")

Laminate floor. Low flush WC. Radiator. Extractor fan.

## FIRST FLOOR

### LANDING

3.20 m(10'6") x 2.00 m(6'7")

Sliding sash window to the rear. Alcove.

### BEDROOM ONE

4.14 m(13'7") x 2.90 m(9'6")

Sliding sash window to the front. Radiator. Over stairs fitted cupboard. Television point.



### ROOM

2.14 m (7'0") x 1.94 m (6'4")

Partially converted to create shower room.

### BEDROOM TWO

4.25 m(13'11") x 2.90 m(9'6")

Sliding sash window to the front. Radiator. Panelled ceiling.



### BATHROOM

3.00 m(9'10") x 2.00 m(6'7")

White suite; low flush WC. Pedestal wash hand basin. Bath with Triton shower over. Sash window to the rear. Panelled ceiling. Chrome heated ladder towel rail. Dimplex wall mounted heater.



## ANNEXE

### ENTRANCE HALL

3.00 m(9'10") x 2.60 m(8'6")

Separate electric and heater. Radiator. Casement to the front.

### RECEPTION ROOM

6.60 m(21'8") x 3.50 m(11'6")

Wood burning stove. Twin casement windows to the front and triple casement windows to the rear. Two radiators. Beamed ceiling. Door to the front. Whitewashed walls. Beams. Electric night storage heater. Television point.

### STUDIO

4.30 m(14'1") x 4.00 m(13'1")

Sliding sash window to the front. Stone edged mullion window to the rear. Casement window to the side. Wood flooring. Four velux roof lights. Radiator. Exposed stone walls. Radiator. Electric night storage heater. Beams.

### STOREROOM

3.78 m(12'5") x 2.80 m(9'2")

Stable door to the side. Casements to the sides. Electric light and power.

### FIRST FLOOR

#### LANDING

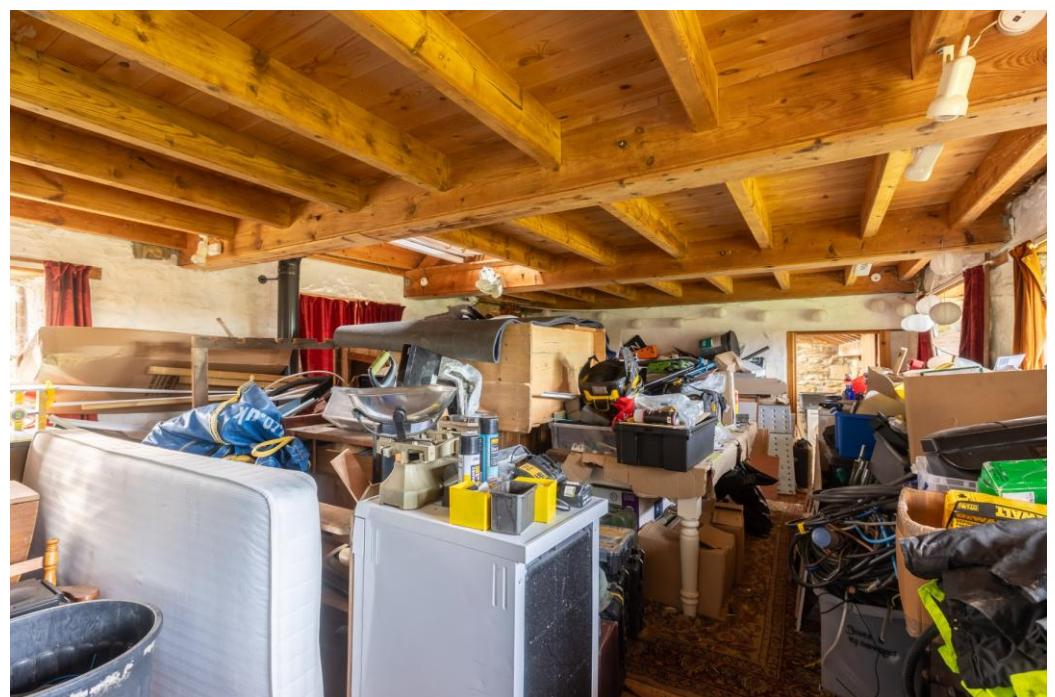
3.00 m(9'10") max x 2.60 m(8'6") max

Velux to the front, window lights to the rear, limited head height. Plumbing in place.

#### BEDROOM

6.60 m(21'8") x 3.50 m(11'6")

Wood floor. Exposed beams. Casement window to side. Velux window to the front. Two radiators.



## LAND & GROUNDS

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Birch House stands in land and grounds of just over 10 acres. To the immediate front is a pretty cottage style garden, planted up with spring bulbs and roses beyond is a grassed area with standing stones and a wildlife pond.

A path leads around to the rear of the property opening out onto a lawned garden with a stone paved seating area to the far corner; an ideal place to take in the view across Grosmont and onto the North York Moors Steam train. The land runs beyond into an orchard and then rises up to the east taking in mature woodland of both deciduous and evergreens.

### WORKSHOP

9.00 m(29'6") x 3.70 m(12'2")

Stone paved floor. Wood stove. Electric light and power. Double doors. Windows to the side

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## HOLIDAY LODGES

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The lodges are privately situated away from the way house, within landscaped grounds and woodland. Well positioned to take in far reaching views towards Grosmont with elevated balconies. Hollyhock Lodge has been running for seven years and has had excellent reviews and healthy occupancy rates with booking via its own website and Airbnb. Website: [www.birchhousefarm.co.uk](http://www.birchhousefarm.co.uk)

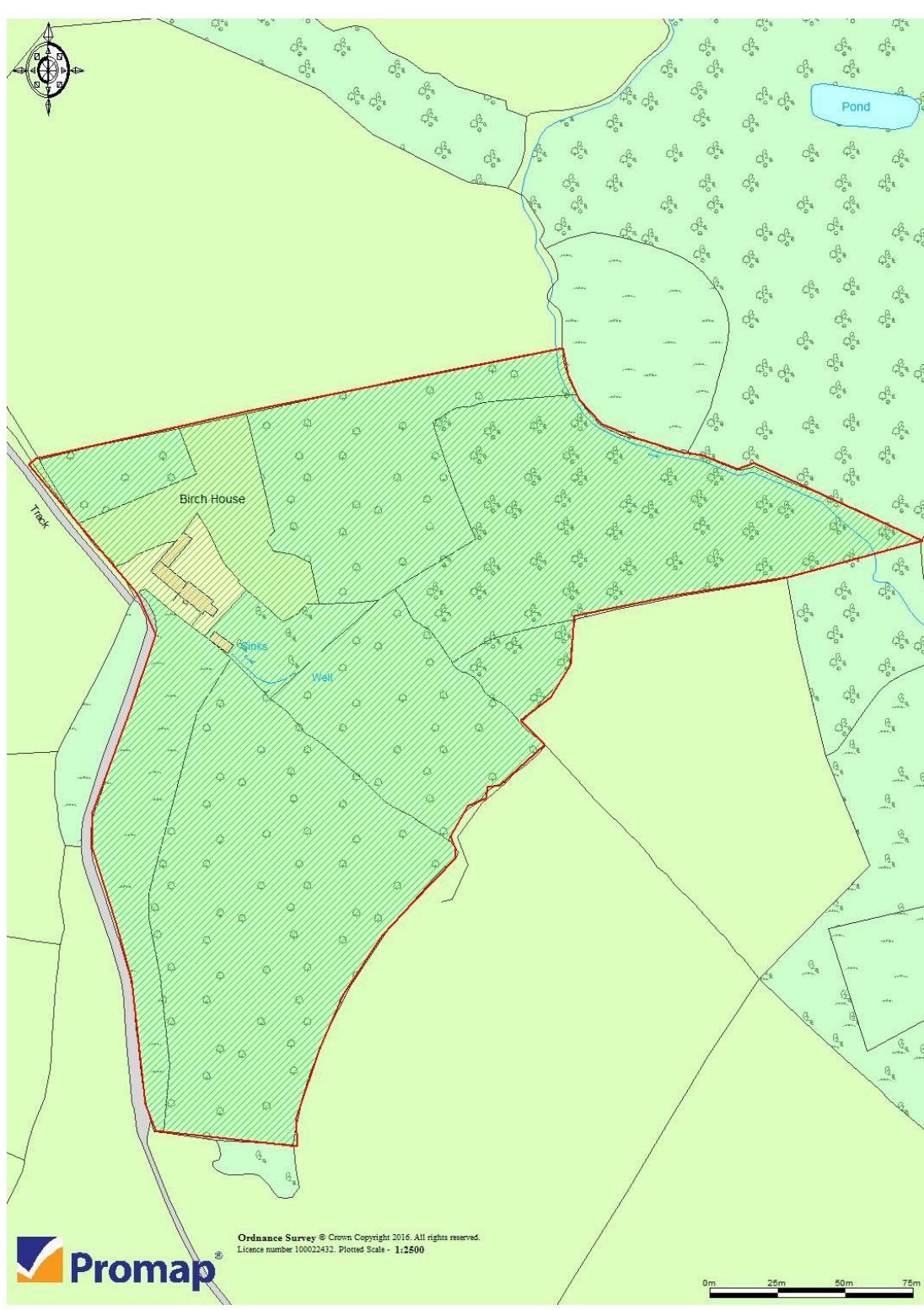
### HOLLYHOCK LODGE

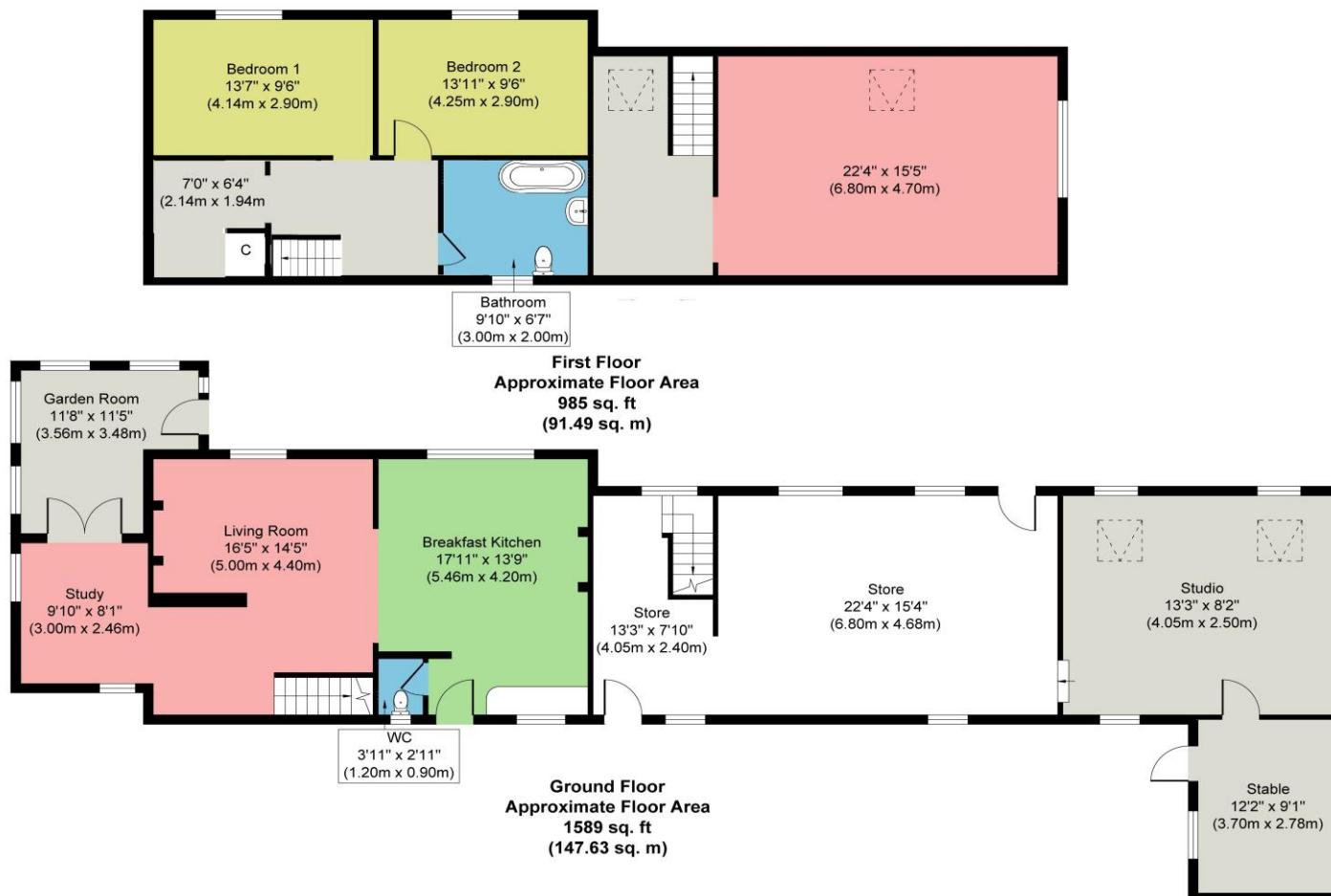
Timber construction with oak framed door and windows. Fully insulated and beautifully appointed providing bedroom, living area with kitchen and adjoining shower room.

### FOXGLOVE LODGE

Timber construction with oak framed door and windows. Fully insulated. Ready for fitting out.







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

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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. Mineral rights are not in hand and are not included in the sale.

### BOUNDARIES

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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.

### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices.

### METHOD OF SALE

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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](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services: Mains electric. Drainage to septic tanks – 2 separate systems for the house and lodges, respectively. Recently replaced and believed to be compliant. Private spring fed water supply. Central heating is to a Calor gas system – please note the central heating system and boiler remains to be finished off.

Planning: North York Moors National Park

Council Tax: Band E

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

Postcode: YO22 5LJ

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.

**MONEY LAUNDERING REGULATIONS 2003** 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.

### DIRECTIONS

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From the A169 take the turn market Goathland and Beck Hole and then the next right turn marked Greenend & Beckhole. Proceed for approximately 1.5 miles when on the right hand side, a lane leads off signposted Dale End Farm & The Barn Green End. Take this lane and through the gate at the bottom. Continue for roughly half a mile to Dale End and then turn up the track to the right and up to Birch House. **What Three Words: recount.grocers.seabirds**

