



RED HOUSE FARM
NORTH NEWBALD, BEVERLEY, EAST YORKSHIRE

Cundalls



RED HOUSE FARM

NORTH NEWBALD

BEVERLEY, EAST YORKSHIRE

North Newbald 2 miles, Beverley 5 miles, Market Weighton 6 miles, M62 7 miles, York 25 miles, East Coast Resorts 25 miles
(All distances approximate)

AN ATTRACTIVELY POSITIONED AND IMMACULATELY PRESENTED LIFESTYLE PROPERTY SITUATED NEAR BEVERLEY IN THE YORKSHIRE WOLDS

“Red House Farm is a beautifully located lifestyle property, comprising a substantial 4/5 bedroom principal house, six modern 2 bedroom holiday cottages, a range of general purpose buildings and stables situated in around 13 acres of grassland, positioned in an accessible rural location within an attractive south facing outlook with views over the Yorkshire Wolds”

Farmhouse – An immaculately presented 4/5 bedroom house, amounting to over 3,400 sq.ft and comprising: Entrance Hall with Galleried Landing, Sitting Room, Snug, Large Dining Kitchen, Utility Room and Cloakroom. To the first floor are, Four Double Bedrooms, two of which have En-Suite Bathrooms, an Office/Box Room and a Family Bathroom. To the outside the property has a double garage and well maintained lawned gardens and grounds.

Holiday Cottages – Six well-presented holiday cottages, amounting to over 4,098 sq.ft and providing modern and well-appointed accommodation, which is 4 star rated and generates a good annual turnover.

Buildings – Situated within a large yard area a good range of modern buildings providing storage and stabling facilities

Land – In all the property amounts to around 13 acres, including four separate grass paddocks used for horse grazing purposes.

FOR SALE BY PRIVATE TREATY - AS A WHOLE

www.holidaycottages-beverley.co.uk

DESCRIPTION / BACKGROUND

Red House Farm is an immaculately presented lifestyle property situated in a beautiful rural location yet only 5 miles from the popular county town of Beverley.

In recent years the current owners have transformed the property by meticulously renovating and developing the original farmstead to provide first class living accommodation in the main dwelling and have also developed six holiday cottages, which now are well established and provide a good annual income.

The main residence provides good quality and adaptable family accommodation and could be easily adapted to provide self-contained bed and breakfast accommodation.

The holiday cottages have been developed in the past seven years and now provide high quality modern accommodation which is four star rated.

There is the added benefit of being situated centrally within around 13 acres of gardens, grounds and grassland and with the addition of a modern range of buildings providing plentiful stabling and storage facilities.

The property is located in a popular and attractive location and is a great base for a tourism based business being located a short distance to Beverley, York, the East Coast resorts and having excellent road access onto the M62 within 7 miles.

LOCATION

Situated approximately midway between the sought after villages of North Newbald and Walkington, Red House Farm is within the gently rolling countryside of the Yorkshire Wolds and has an attractive south facing aspect.

The property is only around 5 miles west of Beverley, which is East Yorkshire's county town, with classical architecture and a wealth of history including Beverley Minster. The town offers a comprehensive range of high quality services and amenities including schools, railway station, shops and restaurants. Beverley Racecourse is located on the historic Westwood and hosts a number of races including highly popular evening meets.

The coastal resorts of Bridlington and Hornsea are a short distance to the East and the commercial centres of Hull and York are within a good distance, there is also excellent road links onto the M62.

The property is situated within an attractive south facing position ideally located for holiday makers, with nearby access to the A1079 and M62, providing quick and easy access to local attractions in Beverley, York and the surrounding countryside.

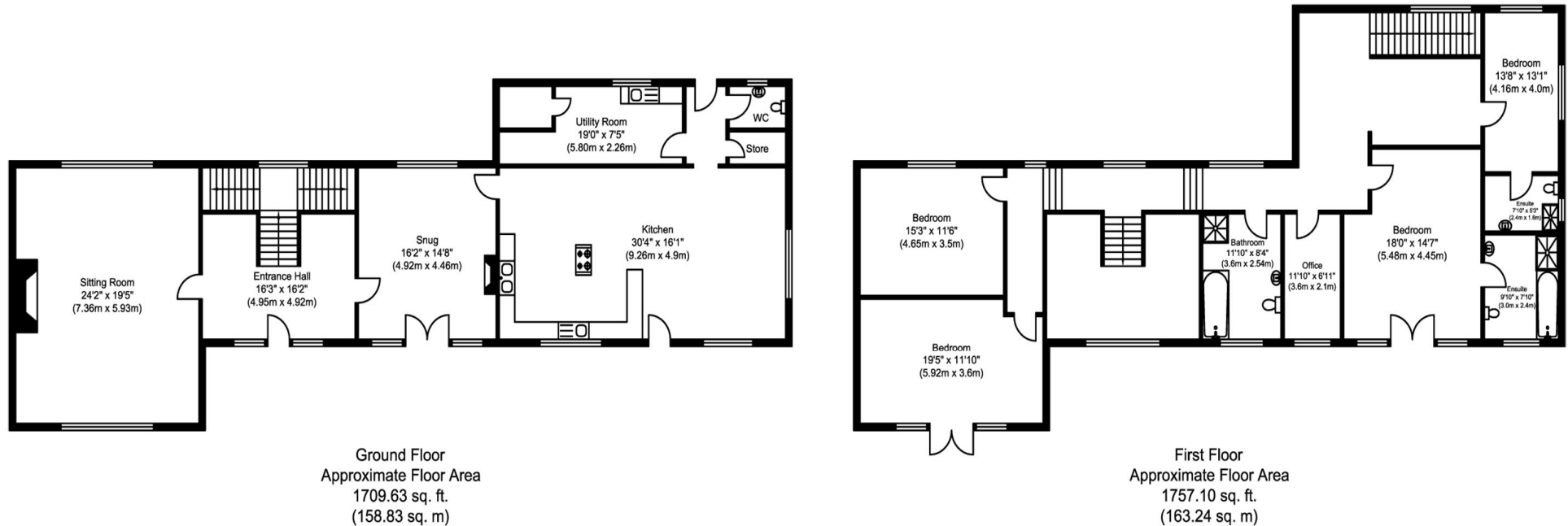
Overall, Red House Farm is an ideal property for those looking to either acquire a lifestyle business providing a reasonable income stream or alternatively purchase a beautifully located country residence.



ACCOMMODATION

Situated in a slightly elevated position within the centre of the land, Red House Farmhouse comprises a fully renovated property providing well-presented and spacious family accommodation.

The property has been fully modernised over recent years and amounts to over 3,400 sq.ft of living space. The accommodation comprises: Entrance Hall with Galleried Landing, Sitting Room, Snug, Large Dining Kitchen, Utility Room and Cloakroom. To the first floor are, Four Double Bedrooms, two of which have En-Suite Bathrooms, an Office and a Family Bathroom. The layout is as per the floorplan below:



Red House Farm, North Newbald

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. 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.

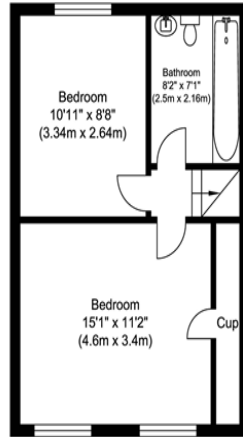
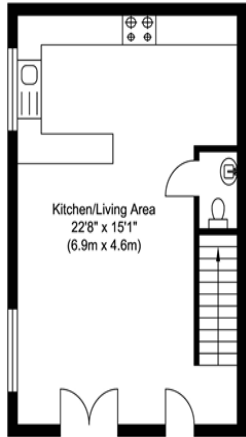
www.virtual360.net



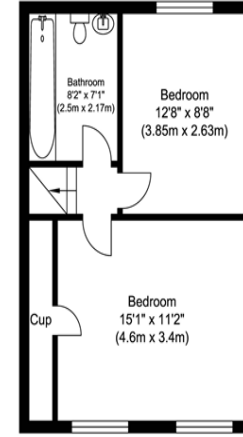
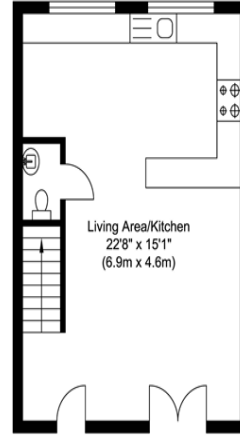
HOLIDAY COTTAGES

The holiday cottages provide approximately 4,098 sq.ft of accommodation and provide six 2 bedroom cottages. The cottages are privately situated to the rear of the house in an attractive setting, overlooking a private parking and barbeque area with views over a grass paddock. The accommodation in each cottage is modern and well presented with open plan living/kitchen/dining area including wood burning stoves, fitted kitchen with in-built appliances, oak flooring and beamed ceilings. To the first floor are double and twin bedrooms and a bathroom. There is also a useful information and laundry room located adjacent to the holiday cottages. Please see the floorplans below for layouts.

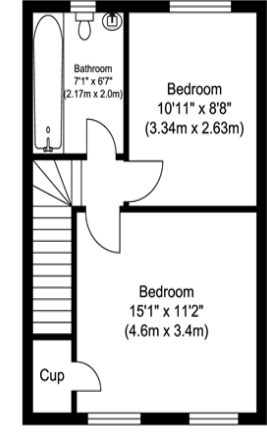
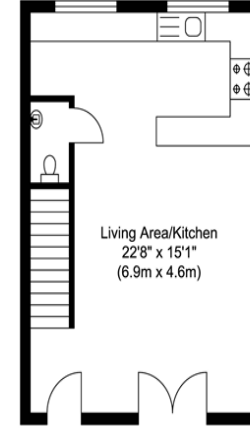
Bramble Cottage



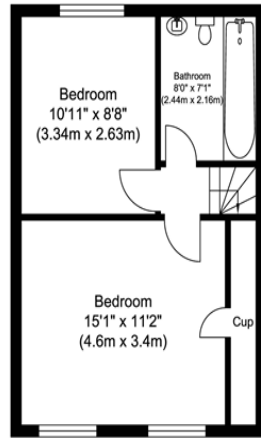
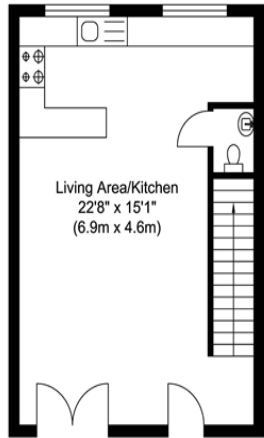
Holly Cottage



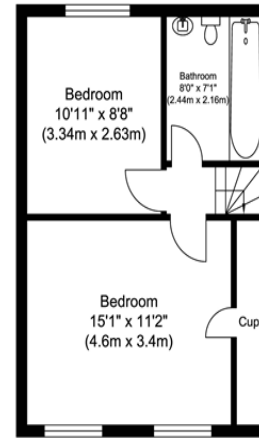
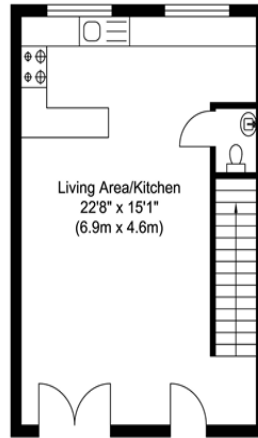
Lilac Cottage



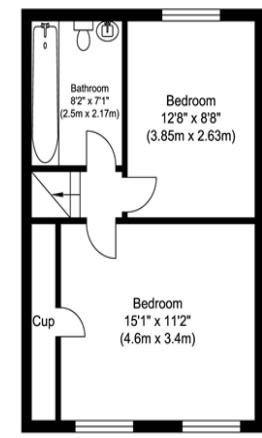
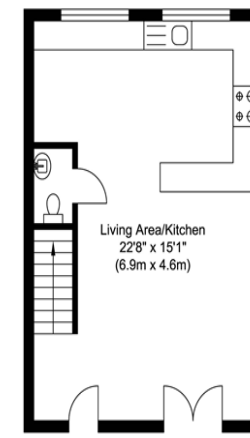
Rose Cottage



Cherry Cottage



Willow Cottage





BUILDINGS

Situated to the east of the house and north of the holiday cottages is a useful range of modern general purpose buildings situated on tarmac yard area. The buildings comprise:



GENERAL PURPOSE BUILDING

45' x 30'

A modern general purpose building constructed of steel portal frame with concrete floor, electric roller shutter door, insulated profile sheet walls and roof, personnel door to front and rear, electric and light

STABLE/LEAN-TO

A timber framed building with concrete floor, profile sheet cladding and fibre cement roof currently comprising 8 large stables of 14'2" x 11'8" with block walling, concrete floors and stable doors

GENERAL PURPOSE BUILDING/HAY BARN

60' x 40'

A timber framed building with profile sheeting, roller shutter door to west, concrete floor.

LAND

In all the property is situated within 13 acres of gardens, grounds and land, all situated within a ring fence.

The property includes 11.3 acres of grassland, split into four well fenced grass paddocks with one paddock having direct access from the buildings/stables.

The land is free draining land suitable for horse and livestock grazing or hay production.

There is also the benefit of a small field shelter.



SINGLE PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not sold with entitlements to the Single Payment Scheme. We are not aware that the property is entered into any environmental or woodland grant schemes.

FIXTURES AND FITTINGS

The holiday cottages will be sold to include all fixtures and fittings.

BUSINESS ACCOUNTS

We understand that the holiday cottage business turns over in the region of £80,000 per annum. Please note that accounts will only be available to seriously interested parties who have 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.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, timber and mineral rights are in hand and included in the sale.

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.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared on all properties and is enclosed within the brochure.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion. To be kept informed of sales progress, interested parties should contact Tom Watson at Cundalls Malton office on 01653 697 820

GENERAL INFORMATION

Services: Mains electric and water. Septic tank drainage. LPG central heating in the cottages & oil fired central heating in house.

Council Tax: Band E. Business Rates: £11,250

Planning: East Riding of Yorkshire Council. Tel: 01482 393939

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

Viewing: Strictly by appointment with the selling agents.

Postcode: YO43 4TJ

Guide Price: Please see covering letter enclosed

NOTICE:

Details prepared in July/August 2014. 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. No person in the agents' employment has the authority to make or give any representation or warranty in respect of the property.

