



LOW PASTURE FARM

BYLAND ABBEY, COXWOLD, YORK, NORTH YORKSHIRE, YO61 4BD

CUNDALLS

EST 1860



LOW PASTURE FARM

BYLAND ABBEY
YORK
NORTH YORKSHIRE

Wass 1 mile, Coxwold 1.5 miles, Helmsley 7 miles, Thirsk 9 miles, York 22 miles (all distances approximates)

AN IDYLIC COUNTRY PROPERTY WITH LAND

“Low Pasture Farm is a beautifully located country property, situated in a secluded position near Byland Abbey between the sought after villages of Wass and Coxwold. The property comprises a 3 bedroom period dwelling, a separate 1 bedroom annexe, a range of traditional buildings and in all the property is situated within around 44.9 acres”

- **House:** A historic 3 bedroom period house, extended around twenty years ago and would now benefit from cosmetic updating. In brief the property extends to over 1,790sq.ft and comprises: Entrance Hall, Study, Cloakroom, Kitchen, Dining Room, Utility Room, Sitting Room and further Reception Room. To the first floor is a Bedroom with en-suite, Two further Bedrooms and a Bathroom.
- **Annexe:** A separate 1 bedroom annexe which could be suitable for dependants, family members, guest accommodation or a holiday cottage subject to necessary consents. The property comprises: Entrance Hall/Living area, Kitchen. To the first floor is a Bedroom. There is the potential to extended into the adjoining cart barn subject to consents.
- **Buildings:** An attractive range of traditional stone and pantile buildings providing stabling, storage and garage facilities. Offering potential for further development to alterative uses subject to consents.
- **Land:** In all the property amounts to approximately 44.9 acres, comprising grazing and mowing land interspersed with mature woodland. An additional 72 acres of grassland surrounding Byland Abbey is available by separate negotiation.

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,250,000

DESCRIPTION

Low Pasture Farm is a unique lifestyle property with a truly rich history. A building has stood upon the grounds for almost a millennia, beginning life as the mill to the neighbouring Byland Abbey, before becoming a pair of cottages in the 18th century and latterly into one characterful main house which unusually, given its pedigree benefits from being unlisted. The property is situated in a wonderfully private and sheltered position and set within the heart of 44 acres of pastureland, garden and grounds.

A substantial traditional stone farmhouse, with a number of attractive period details, the property was extended around 25 years ago to create additional rooms and in all amounts to 1,793 square feet of accommodation. In brief comprising; entrance hall with cloakroom, sitting room, further reception room/snug and study. Large breakfast kitchen with utility room and front facing dining room. To the first floor are three bedrooms and the main house bathroom.

Standing adjacent to the main house are a range of traditional outbuilding, which were built using salvaged abbey stone and feature some unusual ecclesiastical flourishes. The buildings include a self-contained annexe ideal as guest accommodation and which provides compact 500 square feet, one bedroom accommodation, converted from the original granary building. There would be potential to explore the planning on the annexe and buildings to create further cottages or accommodation subject to consents.

The land is situated within a ring fence and comprises productive grazing and mowing land, interspersed with some woodland and shrub areas providing conservation value. The land which is well fenced and watered and in all amounts to around 44.9 acres.

Low Pasture Farm is a property which sits especially well within the surrounding countryside, settled in a wonderfully secluded position, facing full south to its front, and sheltered to the rear. From the land there are superb far reaching views to be taken in; Looking across to the west, there is the White Horse at Kilburn, then Dales beyond, to the east there are views over towards Ryedale, to the north are the North York Moors National Park and to the south is the Vale of York.

The land, though not registered as organically farmed, has been managed to strict organic standards for at least 25 years. The objective being to create a wildlife sanctuary, by widening hedges, creating wildlife corridors and preserving habitats. This ethos has extended to the woodland, scrub and preservation of traditional Yorkshire meadow grasses. A brief which has been richly rewarded by the current abundance and variety of wildlife on the farmland and close to the steading.

Overall, the property is a perfect proposition for those looking to find a private yet accessible country property with the benefit of an annexe, buildings and land. The property is situated in an accessible rural location and should appeal to those with smallholding or equestrian interests. There is excellent riding on the doorstep.

LOCATION

The property is situated in open countryside in an attractive rural position yet is within walking distance of Wass village.

Byland Abbey is a picturesque small hamlet located close to the village of Wass and only 7 miles from the popular market town of Helmsley.

A food lover's dream, there are a number of highly regarded pubs within a short distance including well regarded local chef Tommy Banks restaurant The Black Swan at Oldstead (Michelin star) the newly re-opened Abbey Inn, plus there is The Stapleton Arms at Wass.

Byland Abbey is, unsurprisingly named for the magnificent ruins of the great Gothic abbey, founded in the 12th Century with its design reputed to having inspired York Minster.

The Market Town of Helmsley is only 7 miles distant and is situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high class delicatessens the town is an especially popular tourist destination. The town has a wide range of amenities, including primary school, surgery, library, thriving arts centre and recreation ground.

Further amenities are available in the market town of Thirsk 9 miles distant and the historic City of York is situated approximately 20 miles away with mainline trains available to Kings Cross, London and Edinburgh in within 2 hours.



HOUSE

A historic period dwelling which has been adapted from a historic mill, to a pair of cottages and now providing a single dwelling, which was extended around twenty years ago.



The property comprises the following accommodation:

ENTRANCE HALL

Panelled front door. Sash window to the front. Radiator.

CLOAKROOM

2.10 m (6'11") x 0.80 m (2'7")

Window to the front. High flush WC. Wash hand basin. Radiator. Towel rail.

STUDY

3.30 m (10'10") x 2.40 (7'10")

Pair of windows to the rear. Pair of radiators.

KITCHEN

5.65 m (18'6") x 3.50 m (11'10")

Range of fitted base and wall units with granite worktops incorporating a double bowl ceramic sink unit with mixer tap. Integrated electric oven. Integrated four ring hob. Automatic dishwasher point. Tiled splash backs. Pair of windows to the rear and side. Radiator. Fitted larder cupboard.

UTILITY ROOM

3.96 m (13'0") x 3.66 m (12'0")

Double bowl sink unit set within a storage unit. Floor standing oil boiler. Fitted storage. window to the rear. Door to the rear. Washing machine point. Radiator.

DINING ROOM

3.96 (13'0") x 2.87 m (9'5")

Pair of sash windows to the front elevation. Pair of radiators. Telephone point.

SITTING ROOM

5.22 m (17'1") x 3.86 m (12'8")

Sash window to the front. Basket grate fireplace with carved timber surround with stone hearth. Television point. Pair of radiators.

INNER HALL

Panelled front door with window light overhead. Stairs to the first floor.

FURTHER RECEPTION ROOM/SNUG

4.33 m (14'2") x 3.93 m (12'11")

Sash window to the front. Basket grate fireplace with carved timber surround with stone hearth. Telephone point. Beam. Storage cupboard. Radiator.



FIRST FLOOR

LANDING

Sash window to the rear. Radiator.

BEDROOM ONE

3.94 m (13'0") x 3.30 m (11'3")

Sash window to the front elevation. Radiator. Exposed beams.

EN-SUITE

1.91 m (6'3") x 1.90 m (6'3")

Shower cubicle. Low flush WC. Pedestal wash hand basin. Porthole. Electric shaver point

BEDROOM TWO

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

Sash window to the front elevation. Radiator.

BEDROOM THREE

2.48 m (8'1") x 2.34 m (7'8")

Sash window to the rear. Radiator,

BATHROOM

3.32 m (10'10") x 2.60 m (8'6")

Bath with tiled surround and hand held shower attachment. Low flush WC. Pedestal wash hand basin. Sash window to the front elevation. Radiator. Heated ladder towel rail. Airing cupboard.

GARDEN

Low Pasture Farm is approached via an attractive tarmac private drive, leading to the privately located steading.

The gardens are mature, attractive and easy to care for, largely lawned and bounded by a small Brook to one side which crosses the garden.

A vegetable garden stands to one end and large grassy area to the rear of the buildings, offering much scope to create a larger garden if needed. There is plenty of parking available on an area of hard standing.

ANNEXE

Situated to the west of the house is a separate annexe which is attached to a cart barn and offers potential subject to consents. It currently provides compact accommodation as follows:



ENTRANCE HALL

Timber front door. Window to the rear. Floor standing oil boiler.

BREAKFAST KITCHEN

3.10 m (10'2") x 2.00 m (6'7")

Base unit incorporating stainless steel sink unit. Breakfast bar. Automatic washing machine point. Radiator. Casement window to the front.

BATHROOM

2.30 m (7'8") x 1.51 m (4'11")

Bath with tiled surround and handled shower attachment. Low flush WC. Pedestal wash hand basin. Casement window to the rear. Radiator. Electric light and shaver point.

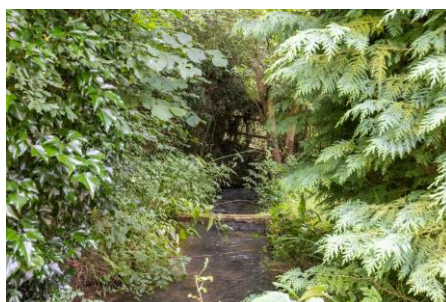
FIRST FLOOR

Window light over the landing.

BEDROOM

4.35 m (14'3") x 3.94 m (13'0")

Exposed beams. Windows front and back. Feature door to the side. Over stairs storage cupboard. Pair of radiators.



BUILDINGS

Situated immediately to the west of the house is a concrete courtyard with a range of traditional buildings providing stables, garage and storage.

The buildings benefit from electric and water supplies and may offer potential for alternative uses subject to consents.



The buildings comprise:

NORTH RANGE (*Constructed of stone and pantile, attached to annexe*)

- LOOSE BOX: 5.10 m (16'9") x 3.30 m (10'10")
- CART SHED 5.10 m (16'9") x 4.93 m (16'2)

L SHAPE – SOUTH RANGE

- GARAGE: 5.10 m (16'9) x 3.80 m (12'6")
- STORE/BARN: 6.72 m (22'1") x 5.27 m (17'3")
- LOOSE BOX: 5.27 m (17'3") x 3.00 m (9'10")
- LOOSE BOX: 5.27 m (17'3") x 3.30 m (10'10")
- BYRE: 5.83 m (19'2") x 5.20 m (17'1")

There is a former stone building situated within the land. The building includes the footings and part walls remain situated in a prominent elevated position with superb views towards Coxwold and Newburgh Priory.

LAND

In all the property amounts to around 44.9 acres of which around 43 acres is agricultural land, comprising well fenced grazing and mowing paddocks interspersed with mature trees and a stream.

The grassland gently undulates and is in good heart and is suitable for grazing or mowing purposes.

There are areas of mature woodland and scrub providing amenity and conservation value and the land is home to variety of wildlife. The land, though not registered as organically farmed, has been managed to strict organic standards for at least 25 years. The land has the benefit of water supplies.

An additional parcel of adjoining land to the north amounting to around 72 acres and comprising grassland and arable land surrounding Byland Abbey is available by separate negotiation. The land is edged blue on the attached plan and would provide a ring fenced holding of around 116 acres.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land was previously registered for the RPA BPS scheme but no entitlements will be transferred with the sale of the property. The property is not within any environmental schemes.

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. A footpath crosses over part of the farm, but not near the house or buildings. Telegraph poles cross the property. An adjoining land owner has a right of access over the first section of driveway.

SPORTING, TIMBER & MINERAL RIGHTS

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

SCHEDULED MONUMENT

Part of the land is classified as a Scheduled Monument due to its historical importance.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

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. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries please contact either Tom Watson FRICS or Judith Simpson. email: tom.watson@cundalls.co.uk / Judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric and water supply. Private drainage. Oil central heating.
Council Tax: House: Band E. Cottage: Band B
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents office in Malton, 01653 697820
Postcode: YO61 4BD
EPC: See EPC enclosed.
Guide Price: £1,250,000. *Additional land by separate negotiation.*
Details and photographs prepared July 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 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.

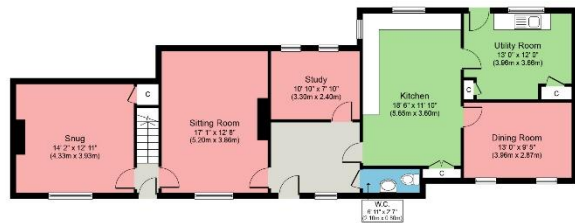
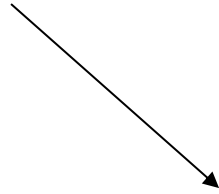




FLOORPLANS

House

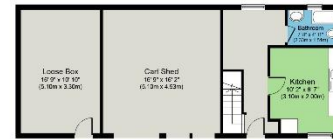
Annexe and Buildings



Ground Floor
Approximate Floor Area
1,151 sq. ft.
(106.9 sq. m.)



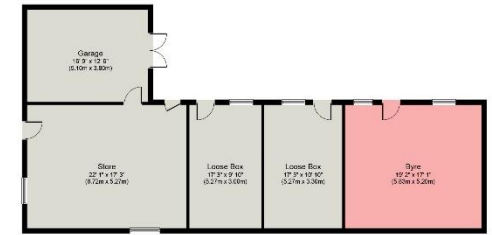
First Floor
Approximate Floor Area
642 sq. ft.
(59.7 sq. m.)



Ground Floor
Approximate Floor Area
476 sq. ft.
(44.2 sq. m.)



First Floor
Approximate Floor Area
255 sq. ft.
(23.7 sq. m.)



Outbuildings
Approximate Floor Area
1,290 sq. ft.
(119.9 sq. m.)

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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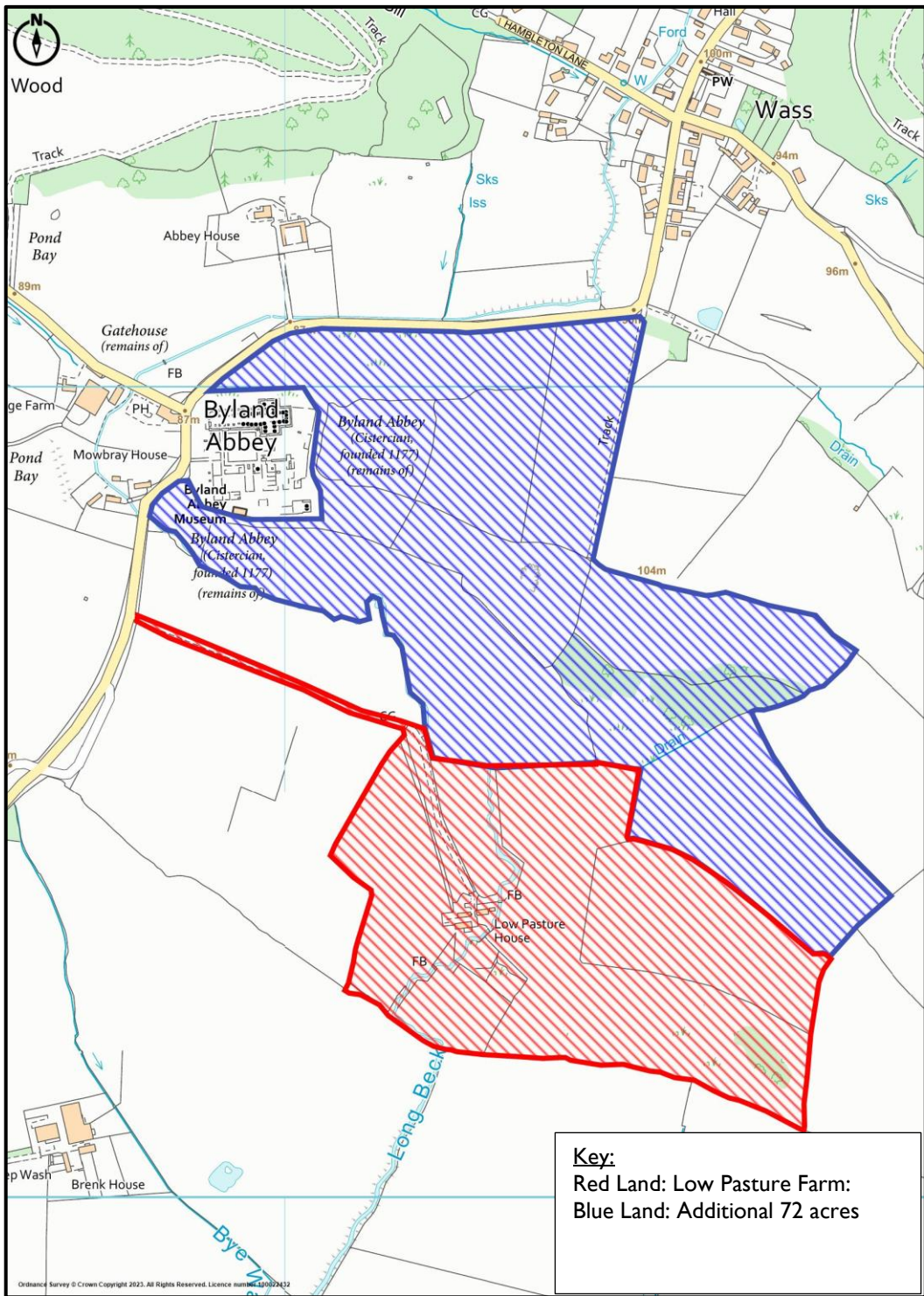
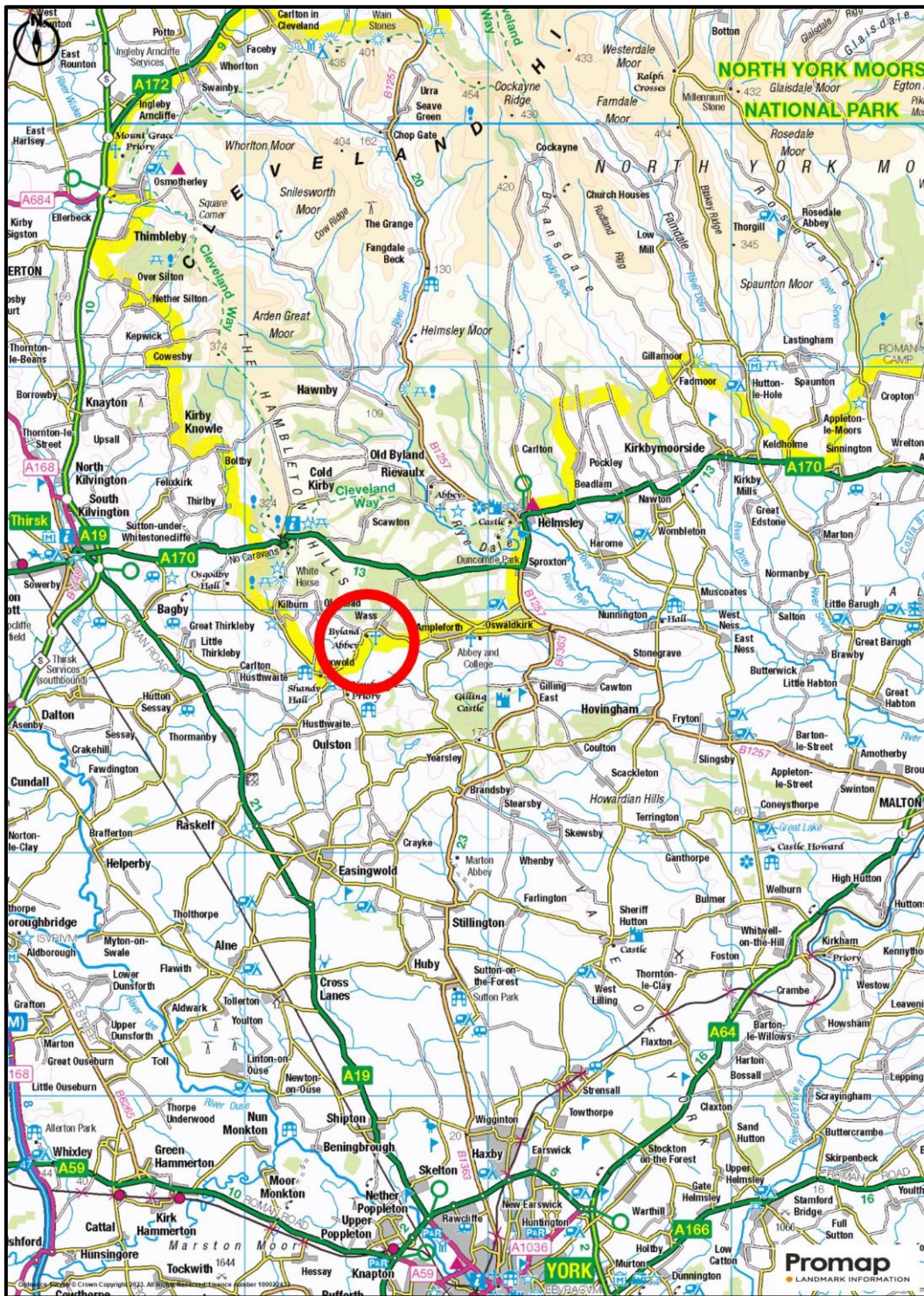


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Key:
 Red Land: Low Pasture Farm:
 Blue Land: Additional 72 acres

