



**WESTFIELD FARM, LITTLE BARUGH
MALTON, NORTH YORKSHIRE**

Cundalls



WESTFIELD FARM LITTLE BARUGH MALTON, NORTH YORKSHIRE

Pickering 5 miles, Malton 7 miles, Helmsley 13 miles, York 26 miles
Distances Approximate

**AN EXCEPTIONALLY SPACIOUS & ENDLESSLY VERSATILE VILLAGE PROPERTY SET IN OVER 4 ACRES,
COMPRISING TWO PRINCIPAL HOUSES & TWO FURTHER LETTING COTTAGES,
TOGETHER WITH BEAUTIFUL GROUNDS, AMPLE PARKING, OUTBUILDINGS & PADDOCK LAND.
PERFECT MULTI-GENERATIONAL OPPORTUNITY WITH FIRST RATE HOLIDAY LETTING ENTERPRISE.**

THE LONG HOUSE: HALL – DINING ROOM – SITTING ROOM – KITCHEN – UTILITY ROOM
FOUR DOUBLE BEDROOMS (THREE EN-SUITE) – HOUSE BATHROOM

WESTFIELD FARM: HALL – SITTING ROOM – DINING ROOM – KITCHEN – UTILITY ROOM – GUEST CLOAKROOM – GARDEN ROOM
THREE DOUBLE BEDROOMS (ONE EN-SUITE) – HOUSE BATHROOM

ASH GARTH COTTAGE: OPEN-PLAN KITCHEN/LIVING ROOM – UTILITY – DOUBLE BEDROOM – EN-SUITE BATHROOM – SHOWER ROOM

CHESTNUT COTTAGE: HALL – OPEN-PLAN KITCHEN/LIVING ROOM – UTILITY – GUEST CLOAKROOM – SNUG
THREE DOUBLE BEDROOMS (ALL EN-SUITE)

GROUNDS: AMPLE PARKING & BEAUTIFULLY LANDSCAPED GARDENS & GROUNDS – FAR-REACHING VIEWS

OUTBUILDINGS & STORES: 2,000FT² BARN – OPEN-FRONTED DOUBLE CAR PORT – HOBBY ROOM – FUEL STORE – LAUNDRY ROOM

THE LAND: 3.4 ACRES OF GOOD QUALITY PADDOCK LAND WITH NEWLY ESTABLISHED PLANTED SPINNEY

FOR SALE AS A WHOLE

LOCATION

Little Barugh is a peaceful, rural village set amidst beautiful, unspoilt countryside within the Vale of Pickering. Despite its rural setting, the village enjoys easy access to all four Ryedale market towns and the neighbouring village of Great Barugh benefits from a public house. The nearby market town of Malton offers a wide range of amenities and in recent years has gained a reputation as 'Yorkshire's Food Capital', with its regular farmers markets, high profile food festivals and independent retailers. The railway station offers regular services to the mainline station of York, from where London can be reached in less than two hours. From a tourism perspective, the North York Moors are close at hand, as is the Heritage coast and the renowned stately home, Castle Howard, is only 4 miles away.

DESCRIPTION

Westfield Farm is a first-rate residential complex comprising a Grade II Listed former farmhouse, together with three further self-contained properties set in over four acres. It currently serves as an exceptional multi-generational home for two families in addition to a highly successful holiday letting enterprise from the remaining two properties.

Each of the four elements have their own distinct character, with unparalleled workmanship carried out to exacting standards and attention to detail evident throughout.

Three of the properties – Westfield Farm, The Long House and Ash Garth Cottage all have interlinked doorways, which would enable them to be occupied as one large residence, if required. The latter two are currently run as high-quality holiday lets, as demonstrated by their 5-Star Gold ratings, impressive reviews and repeat bookings. The most recent addition, Chestnut Cottage, has been converted within the last couple of years with outstanding results. From its enviable position, the property enjoys incredible views across uninterrupted countryside.

The gardens and grounds, which have been expertly landscaped and maintained, more than live up to the standard of the properties themselves. Each has their own private areas and overall, they feature well-manicured lawns, shrub borders, two natural ponds, a productive fruit orchard, patios and terraces. There is ample room to park and a useful range of outbuildings, including agricultural barn, open-fronted double car port, fuel store and hobby room. Beyond the gardens there is a newly established spinney and grass paddock, making Westfield Farm an ideal proposition for anyone with equestrian or smallholding interests.

THE LONG HOUSE

This meticulously renovated, Grade II Listed former farmhouse offers superbly appointed accommodation, which is reminiscent of a bygone era, but with all 21st Century conveniences and technology. Understood to date from the late Seventeenth Century, period features include fireplaces, exposed beams, stripped floorboards, original quarry tiles, fireplaces and panelling. The house enjoys a delightful outlook across the village green and has been utilised as a successful holiday rental, which also includes a number of adjustments that make it ideally suited for wheelchair users. Such features include adjustable kitchen worktops, a wet room with grab rail and pull cord alarm and remote-controlled blinds, all done with the utmost taste and discretion. The property opens out onto a delightful garden area looking onto The Green.

The centrally heated accommodation amounts to approximately 2,510ft² and is outlined below:

ENTRANCE HALL

Stone flagged floor. Panelled wall. Radiator. Staircase to the first floor. Additional staircase to Bedroom Four.

DINING ROOM

4.06m x 3.66m (13'4" x 12'0")

Feature cast iron range and two original fitted cupboards. Exposed beams. Quarry tile floor. Television point. Understairs cupboard. Yorkshire sliding sash window. Radiator.

SITTING ROOM

9.65m x 4.80m (31'8" x 15'9")

Cast iron log burning stove within an original inglenook; at the opposite end of the room there is a further feature fireplace with polished metal surround. Various original fitted cupboards. Exposed beams. Stripped floorboards. Television point. Understairs cupboard. Two Yorkshire sliding sash windows. Two radiators with covers. Connecting door to the Laundry Room.

KITCHEN

5.56m x 3.37m (18'3" x 11'1")

Range of kitchen cabinets incorporating a single drainer sink unit, Belling range cooker and integrated dishwasher. Pantry cupboard. Quarry tile floor. Vaulted ceiling with exposed beams. Two Yorkshire sliding sash windows and glazed door to the rear. Radiator.



UTILITY ROOM

1.68m x 1.65m (5'6" x 5'5")

Range of kitchen cabinets. Automatic washing machine point. Grant oil-fired central heating boiler. Quarry tile floor. Coat hooks. Vaulted ceiling with exposed beams.

BEDROOM ONE

4.85m x 4.24m (15'11" x 13'11")

Exposed beams. Stripped floorboards. Staircase to the mezzanine. Two Yorkshire sliding sash windows and additional casement window. Two radiators.

MEZZANINE

4.87m x 2.31m (16'0" x 7'7")

Velux roof light.

EN-SUITE SHOWER ROOM

3.36m x 2.34m (max) (11'0" x 7'8")

White suite comprising wash basin, low flush WC and walk-in shower cubicle. Loft hatch. Extractor fan. Yorkshire sliding sash window. Tiled floor with electric underfloor heating.



BATHROOM & WC

3.33m x 1.94m (min) (10'11" x 6'4")

White suite comprising bath, wash basin, low flush WC and walk-in shower cubicle. Cupboard housing the pressurised hot water cylinder and further cupboard with water softener. Loft hatch. Yorkshire sliding sash window. Dual fuel radiator/towel rail.

FIRST FLOOR

LANDING

Fitted cupboards. Stripped floorboards. Velux roof light to the rear. Radiator.

BEDROOM TWO

5.02m x 3.29m (16'5" x 10'10")

Vaulted ceiling with exposed beams and Velux roof light. Stripped floorboards. Cast iron feature fireplace. Fitted wardrobes. Yorkshire sliding sash window. Radiator.

EN-SUITE SHOWER ROOM

2.40m x 1.20m (7'10" x 3'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Stripped floorboards. Extractor fan. Heated towel rail.

BEDROOM THREE

4.87m x 3.57m (16'0" x 11'9")

Vaulted ceiling with exposed beams and Velux roof light. Stripped floorboards. Two Yorkshire sliding sash windows. Radiator.

EN-SUITE SHOWER ROOM

2.40m x 1.15m (7'10" x 3'9")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Stripped floorboards. Extractor fan. Heated towel rail.

BEDROOM FOUR

5.03m x 4.87m (16'6" x 16'0")

Independently accessed via a separate staircase from the ground floor. Vaulted ceiling with exposed beams and Velux roof light. Yorkshire sliding sash window. Wash basin. Radiator.

WESTFIELD FARM

Built on the footprint of an earlier stone barn, Westfield Farm is one of two principal private residences on site. Built of dressed limestone beneath a pantile roof, despite its modern construction techniques it could be easily mistaken as 300-year-old building. It is further complemented internally, using a tasteful scheme of interior décor and exposed and handwaxed beams. Due to its size and layout, there is potential to subdivide to create two smaller letting cottages, if desired, subject to securing any necessary consents. The property faces due south and benefits both from an appealing courtyard garden to the front and access to a lawned garden to the west.

There is underfloor heating throughout the property and the accommodation amounts to approximately 2,673ft² and is outlined below:

ENTRANCE HALL

Stone flagged floor. Staircase to the first floor. Understairs cupboard housing the Grant oil-fired central heating boiler.

SITTING ROOM

6.83m x 5.04m (22'5" x 16'6")

Cast iron log burning stove within an exposed brick chimney breast. Exposed beams. Stone flagged floor. Two casement windows and French doors opening onto the garden. Television point. Connecting door to the Laundry Room.



DINING ROOM

5.03m x 3.87m (16'6" x 12'8")

Exposed beams. Stone flagged floor. Television point. Two casement windows. Open onto the Kitchen.

KITCHEN

6.67m x 3.00m (21'11" x 9'10")

Range of kitchen cabinets with granite worktops, incorporating a Belfast sink and breakfast bar. Electric cooker point. Integrated dishwasher. Stone flagged floor. Staircase to Bedroom Three. Stable door to the front. Casement window.

UTILITY ROOM

3.66m x 1.86m (12'0" x 6'1")

Range of kitchen cabinets with quartz worktops, incorporating a Belfast sink. Automatic washing machine point. Tiled floor. Casement window.

GUEST CLOAKROOM

1.86m x 0.96m (6'1" x 3'2")

Low flush WC and wash basin. Tiled floor. Extractor fan.

GARDEN ROOM

5.91m x 4.06m (19'5" x 13'4")

Brick paved floor. Full-length oak-framed windows to two sides, French windows onto the garden and an additional door to the courtyard garden. Connecting door to Ash Garth Cottage.

LAUNDRY ROOM

4.90m x 3.80m (16'1" x 12'5")

Range of kitchen cabinets with granite worktops incorporating a Belfast sink. Automatic washing machine point. Tumble dryer point. Fitted shelving and storage racks. Comms cupboard. Quarry tile floor. Vaulted ceiling with exposed beams. French doors to the courtyard. Electric radiator. Connecting doors to Westfield Farm and The Long House.

FIRST FLOOR

LANDING

Cupboard housing the pressurised hot water cylinder. Casement window.

BEDROOM ONE

5.04m x 4.90m (max) (16'7" x 16'1")

Vaulted ceiling with exposed beams and Velux roof light. Stripped floorboards. Fitted wardrobe. Access to loft storage. Stairs leading down to the external granary steps. Casement window.

BEDROOM TWO

5.04m x 3.87m (16'7" x 12'8")

Vaulted ceiling with exposed beams and Velux roof light. Stripped floorboards. Access to loft storage. Casement window.

BATHROOM

2.97m x 2.69m (9'9" x 8'10")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window. Heated towel rail.

BEDROOM THREE

5.04m x 4.74m (16'7" x 15'6")

Vaulted ceiling with exposed beams. Access to loft storage. Casement window.

EN-SUITE BATHROOM

2.23m x 1.99m (7'4" x 6'6")

White suite comprising bath, wash basin and low flush WC. Extractor fan. Sloping ceiling with exposed beams. Heated towel rail.

ASH GARTH COTTAGE

This former milking parlour has been converted to an especially high standard and is utilised as a very popular holiday cottage. It is significantly larger than most one bedroom cottages and has a particularly good level of finish, with exposed stonework, beams and oak floorboards creating a feeling of rustic charm. The property enjoys a lovely outlook across the grounds of Westfield Farm and towards the Hambleton Hills.

The accommodation in Ash Garth Cottage is arranged on a single floor and enjoys underfloor heating throughout; the overall floor area amounts to approximately 751ft² and is outlined below:

OPEN-PLAN KITCHEN / LIVING ROOM

5.62m x 5.14m (18'5" x 16'10")

Vaulted ceiling with exposed roof trusses and timbers. Cast iron log burning stove set on a stone hearth. Exposed stonework to two walls. Range of kitchen cabinets with single drainer sink unit, four ring Halogen hob with extractor hood, electric double oven, microwave and dishwasher. Oak flooring. Television point. Two casement windows.



UTILITY ROOM

2.10m x 1.00m (6'11" x 3'3")

Worktop. Automatic washing machine point. Tumble dryer point. Water softener.

BEDROOM

4.32m x 2.97m (14'2" x 9'9")

Oak flooring. Vaulted ceiling with exposed beams. French doors to outside.

EN-SUITE BATHROOM

2.95m x 2.05m (9'10" x 6'9")

White suite comprising bath, wash basin in vanity unit and low flush WC. Extractor fan. Oak flooring. Vaulted ceiling with exposed beams. Heated towel rail.

SHOWER ROOM

2.10m x 1.80m (6'11" x 5'11")

White suite comprising wash basin, low flush WC and walk-in shower cubicle. Extractor fan. Part-tiled walls. Oak flooring. Vaulted ceiling with exposed beams.

CHESTNUT COTTAGE

Chestnut Cottage has been converted from a former workshop within the last two years and the outcome has been a resounding success. It is permanently occupied and enjoys a lovely position, which takes full advantage of the breathtaking views to the west. The level of finish and attention to detail fully lives up to the rest of the properties at Westfield Farm. Its centrepiece is a beautifully appointed kitchen, which opens directly onto a huge living space with log burner and direct access to its gardens.

The property benefits from oil-fired central heating and is underfloor throughout the ground floor; the accommodation amounts to approximately 2,560ft² and is outlined below:

ENTRANCE HALL

4.90m x 3.90m (max) (16'1" x 12'10")

Solid oak staircase to the first floor. Oak flooring. Understairs cupboards. Handcrafted beams. Cupboard housing the Grant oil-fired central heating boiler.

KITCHEN

6.73m x 4.87m (max) (22'1" x 16'0")

Range of kitchen cabinets with quartz worktops, incorporating a double bowl ceramic sink unit with waste disposal and boiling tap. Integrated dishwasher. Electric cooker point. Ceramic hob. Water softener. Limestone floor. Handcrafted beams. Three casement windows. Opens directly onto the Sitting Room.





SITTING ROOM

5.10m x 4.64m (16'9" x 15'3")

Cast iron log burning stove. Oak flooring. Handcrafted beams. Television point. French doors opening onto the garden and open to:

BREAKFAST AREA

4.35m x 1.74m (14'3" x 5'9")

Oak-framed bay with a further set of French doors opening onto the garden and enjoying incredible views.

UTILITY ROOM

3.25m x 2.91m (10'8" x 9'6")

Range of kitchen cabinets with quartz worktops, incorporating a Belfast sink. Combination oven. Automatic washing machine point. Tumble dryer point. Limestone floor.

GUEST CLOAKROOM

1.74m x 1.15m (5'9" x 3'9")

Low flush WC and wash basin. Limestone floor. Casement window.



SNUG

4.92m x 3.86m (16'2" x 12'8")

Cast iron wood burning stove set on a slate hearth. Two television points Casement window.

BEDROOM THREE

4.76m x 3.85m (15'7" x 12'8")

Oak flooring. Casement window.

EN-SUITE SHOWER ROOM

2.96m x 1.73m (9'9" x 5'8")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Tiled floor. Heated towel rail.

FIRST FLOOR

GALLERIED LANDING

Vaulted ceiling with two Velux roof lights. Useful study area. Cupboard housing the pressurised hot water cylinder. Loft hatch with pull-down ladder to a boarded storage space with lighting.

MASTER BEDROOM

5.20m x 3.80m (17'1" x 12'6")

Casement window. Sloping ceiling with Velux roof light. Radiator.

WALK-IN WARDROBE

2.73m x 1.43m (8'11" x 4'8")

Fitted shelving and hanging rails.

EN-SUITE BATHROOM

5.09m x 2.01m (16'8" x 6'7")

White suite comprising free-standing bath, twin wash basins in a vanity unit and low flush WC. De-misting mirror. Tiled floor. Sloping ceiling with two Velux roof lights. Two heated towel rails.

BEDROOM TWO

5.96m x 3.98m (max) (19'7" x 13'1")

Sloping ceiling with two Velux roof lights. Access to eaves space. Radiator.

EN-SUITE SHOWER ROOM

2.35m x 2.01m (7'9" x 6'7")

White suite comprising walk-in shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor. Extractor fan. Sloping ceiling with Velux roof light. Heated towel rail.

OUTBUILDINGS & STORES

BARN

18.48m x 10.86m (60'7" x 35'8")

Timber frame construction with corrugated cladding. Electric light and sockets. Mezzanine storage area.

HOBBY ROOM

4.69m x 4.46m (14'7" x 15'5")

Insulated and plastered internally. Electric light and sockets. Double doors to the front.

OPEN-FRONTED DOUBLE CAR PORT

8.88m x 4.74m (29'1" x 15'7")

Electric light and sockets. Water point.

FUEL STORE

4.77m x 4.43m (15'8" x 14'7")

Two 2,500 litre oil tanks (serving The Long House, Westfield Farm and Ash Garth Cottage). Electric light and sockets.

THE LAND

Forming part of Westfield Farm is a useful block of land, which amounts to approximately 3.4 acres and adjoins the property to the west. This provides good quality grazing, in addition to a newly established spinney planted with a wide variety of native trees.

GENERAL INFORMATION

- Services: Mains water and electricity. Private drainage.
Oil-fired central heating to all properties.
- Internet: Superfast broadband is available in the village with speeds of up to 1,000 mbps.
- Council Tax: Band: D (Ryedale District Council).
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO17 6UY.
- Photographs: Further interior and exterior photographs can be viewed online.
- 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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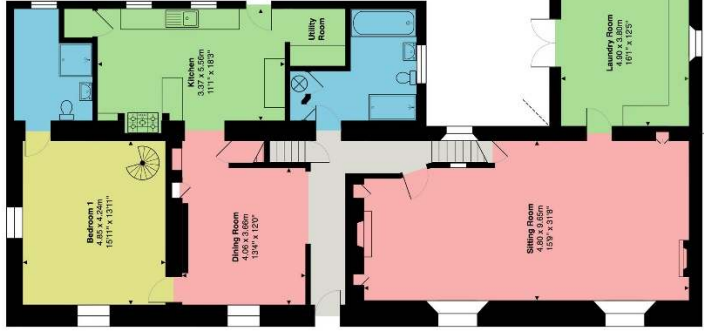




Gross Internal Areas:

The Long House: 233.2m² ... 2510ft²
Westfield Farm: 248.4m² ... 2673ft²
Ash Garth Cottage: 69.8m² ... 751ft²
Total: 551.4m² ... 5934ft²

All measurements are approximated for display purposes only and should be independently verified.
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The Long House

Westfield Farm



Westfield Farm

Gross Internal Areas: 237.9m² ... 2560ft²
Chestnut Cottage: 307.3m² ... 3307ft²

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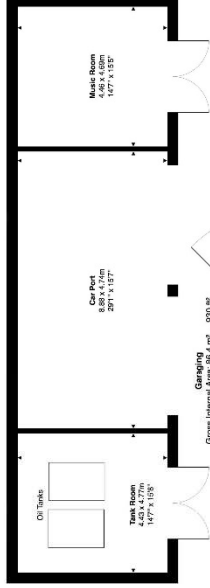
First Floor

Gross Internal Area: 104.4 m² ... 1116 ft²



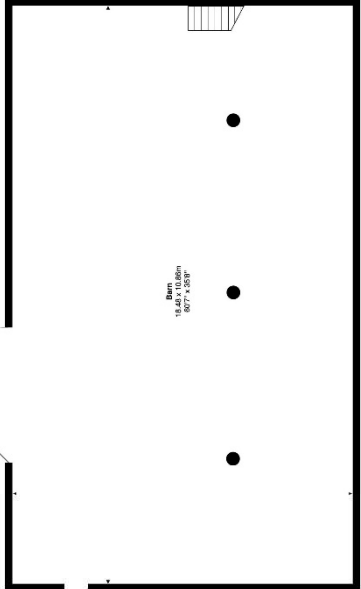
Ground Floor

Gross Internal Area: 140.0 m² ... 1514 ft²



Garaging

Gross Internal Area: 264.4 m² ... 2830 ft²



Ground Floor

Gross Internal Area: 203.0 m² ... 2191 ft²

First Floor

Gross Internal Area: 251.1 m² ... 2705 ft²

Mezzanine

5.02 x 3.87m

16'5" x 12'7"

