

HENDERSONS



HIGH FARM, 4 THE LANE, MICKLEBY, SALT BURN-BY-THE-SEA
Guide Price £695,000



ABOUT THIS PROPERTY

High Farm is brought to you by Hendersons. An idyllic small holding set within approx. 3 acres of land boasting a 2.25-acre paddock. Found on the periphery of the pretty, rural hamlet of Mickleby, occupying a peaceful yet accessible countryside setting, this property will certainly impress if you are looking for a farmhouse offering well thought out, quality equestrian facilities and beautiful surroundings. The traditional stone-built accommodation has been a true labour of love, that the current owners have renovated and extended to an exceptional standard and quality, to now offer a four bedroomed home over two floors with the addition of the spacious, well thought out stable block. With oak flooring and underfloor heating throughout the ground floor, the open plan kitchen/dining area offers an impressive welcome, here you will find vaulted ceilings giving a real sense of space, the timeless solid wood kitchen with integrated Bosch appliances and central island is both functional and stylish, here you will also find a traditional style, electric AGA. Onto the main lounge featuring a cosy log burner and double doors that allow ample natural light to flood the room, these lead on to a second reception room, again with feature fireplace. A useful study offers access to both the established rear and front gardens. A ground floor bedroom with ensuite wet room can also be located off the hallway offering flexibility and ease of access. Additional amenities to the downstairs include a utility room, conveniently located off the kitchen with large walk-in pantry, W.C and access to the garage. A beautifully crafted oak staircase opens out on to the spacious landing giving access to four well proportioned bedrooms, all of which are light and airy with views out on to the gardens and countryside beyond. A contemporary house bathroom that comprises bath, roomy separate shower, w.c and hand basin with vanity unit. Externally the farmhouse sits behind a picture perfect, gravelled courtyard and sunny south facing gardens. Positioned to the left of the farmhouse is a double glazed and insulated Greenhouse from which to tend to the produce that is currently grown in the extensive vegetable garden and established orchards. A summer house can also be enjoyed from here. An electric gate gives access to the farmyard which has a range of equestrian facilities, comprising a large traditional stone barn with roomy internal stables giving practical dual access. The insulated tack room has ample storage, a water supply, and useful areas to dry rugs in bad weather via the central heating that has been installed. Storage is offered to the loft of the stables and accessed via steps from the outside. A modern Dutch Barn, workshop and hay store are also housed within the grounds of High Farm. Gated access from the farmyard leads to the pasture grazing at the rear with field shelter. Solar panels and an Air Source Heat Pump provide the utilities. The property has been insulated to an exceptional standard using the most efficient methods. For more information, call Hendersons today.

Key information about this property...

EPC Rating: TBC

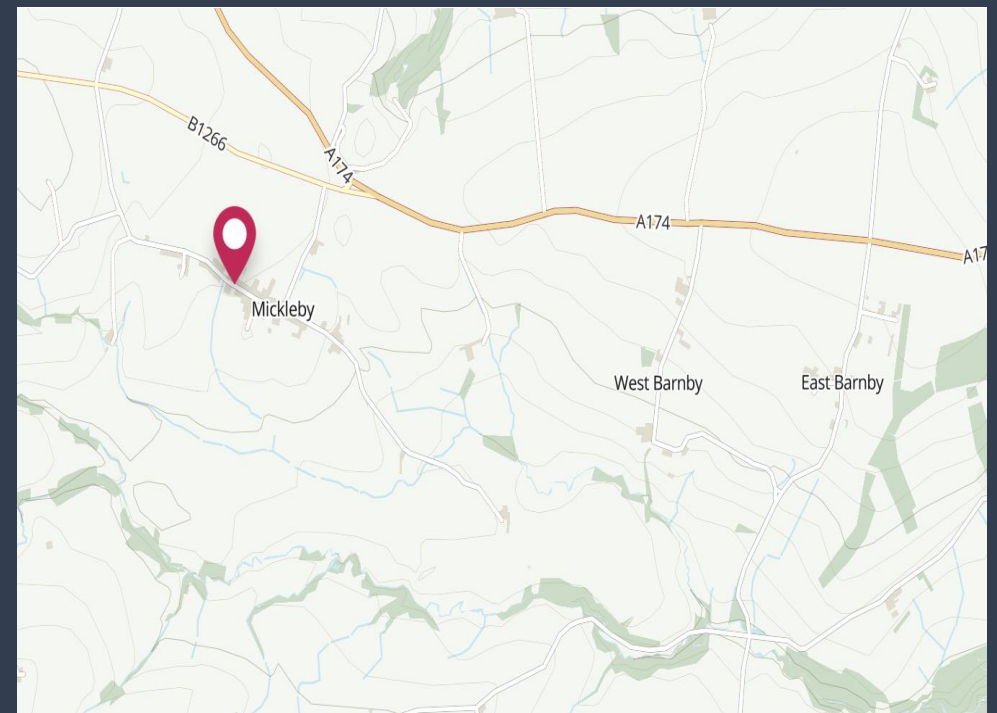
Council Tax Band: D

Property Tenure: Freehold

Property Reference: 2415

Services: Mains Connected except Gas





**Want to book a viewing of this property call
one of our property advisors on 01947 60 26 26
Monday to Friday – 9am to 5.30pm
Saturday – 9am to 4pm**



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