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**Julian Park Farm, Goathland
Whitby, North Yorkshire**



Introducing Julian Park Farm, an exquisite property nestled between Egton Bridge and Goathland, Hendersons proudly presents this remarkable farm to the market. The focal point is an impressive detached stone house surrounded by a collection of barns arranged around a traditional courtyard. These barns offer versatile possibilities, ranging from potential holiday cottages and hobby spaces to accommodating livestock, pending the required permissions.

The farmhouse exudes grandeur with its high ceilings, large sash windows, and original period features, creating a captivating ambiance. The ground floor boasts a spacious entrance hallway, a lounge with fitted cupboards and an open fireplace, a dining room with full-height cupboards and an inset fire, and a basic kitchen featuring a solid fuel oven. Completing the ground floor is a basic bathroom, a store cupboard, and a pantry room.

Ascending to the first floor, you'll discover four generous double bedrooms and a well-proportioned single bedroom, all accessible from a sizable galleried landing. The front-facing bedrooms offer breathtaking views of the picturesque countryside.

The property's uniqueness is further emphasised by a staircase off the kitchen leading to the second floor. The attic space at the top of this staircase stands out as one of the most impressive attic rooms, ripe for conversion into a magnificent master suite comprising a spacious bedroom, dressing room, and an en-suite bathroom.

Externally, the property continues to impress with a cluster of traditional barns surrounding a central courtyard. Noteworthy features in these barns, such as large open beams and a stone staircase in the granary store, could be transformed into captivating architectural points of interest. With vision, this space holds immense potential for development, offering substantial income opportunities.

Additionally, the farm includes expansive agricultural outbuildings that can be repurposed for farming activities or transformed into gardens for the cottages. Spanning 5 acres, Julian Park Farm presents a compelling opportunity for equestrian enthusiasts or those aspiring to run a smallholding.

We anticipate high interest from potential purchasers seeking a property that seamlessly combines charm, potential, and expansive grounds.

There is a further 16.08 acres available to rent on a Farm Business Tenancy agreement the rent per annum will be £2,000, the length of Farm Business Tenancy agreement to be negotiated with the vendor upon application.

Offers in Excess of £850,000

“What an amazing property with so much potential for a variety of uses, this will be a truly outstanding property once renovated”

NICK HENDERSON













MULGRAVE

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Julian Park Farm, Goathland



Rights of Way, Easements and Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Services

Mains electricity and water, with private drainage. Private drainage system is understood to be located within the land included in the sale, all necessary rights for drainage from the system over retained land will be granted to the purchaser.

Local Authority

North Yorkshire County Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

Planning Authority

North York Moors National Park Authority, The Old Vicarage, Bondgate Helmsley, York, YO62 5BP

Sales Conditions

Depending on the use, there will be an overage clause applied on the barns for any future residential planning permission or development for 50% of the uplift in value for a period of 50 years, in favour of the vendor and his successor. Conversion for commercial uses or holiday accommodation will not trigger the overage.

Purchasers will be required to provide a VAT certificate 1614D confirming that they intend to use the barns for residential use. This allows the Estate to remove the option to tax the sale at the current VAT rate.

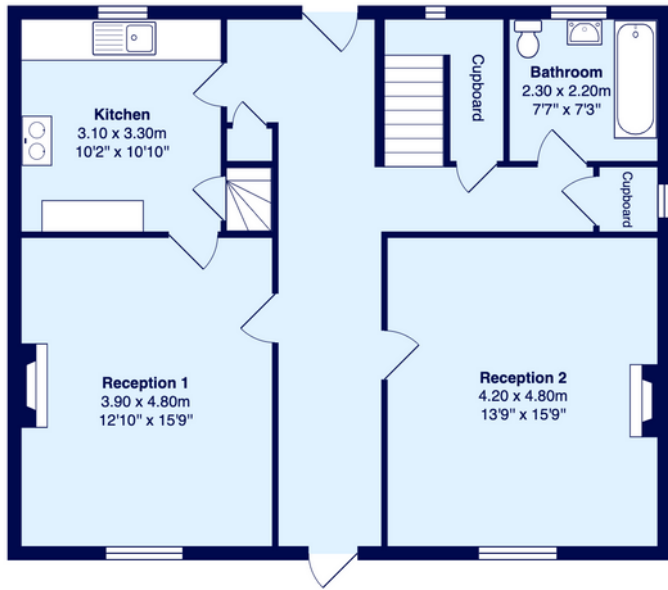
All plans for external alterations or extension to the house or for the conversion of the barns will require approval from the seller, which will not be unreasonably withheld.

Minerals are reserved from the sale. Sporting and Timber Rights are included in the sale in so far as they are owned.

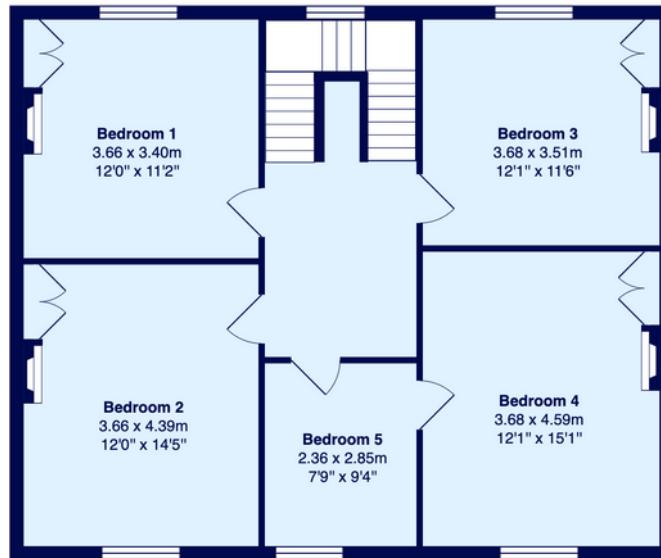
The selling agent understands the Vendor is currently working on a woodland creation project in the area and further information can be obtained from the selling agent.



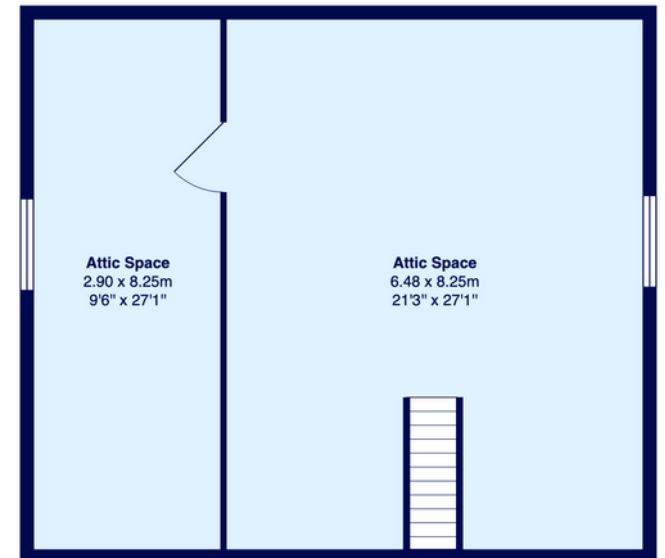
Farmhouse Floorplans



Ground Floor



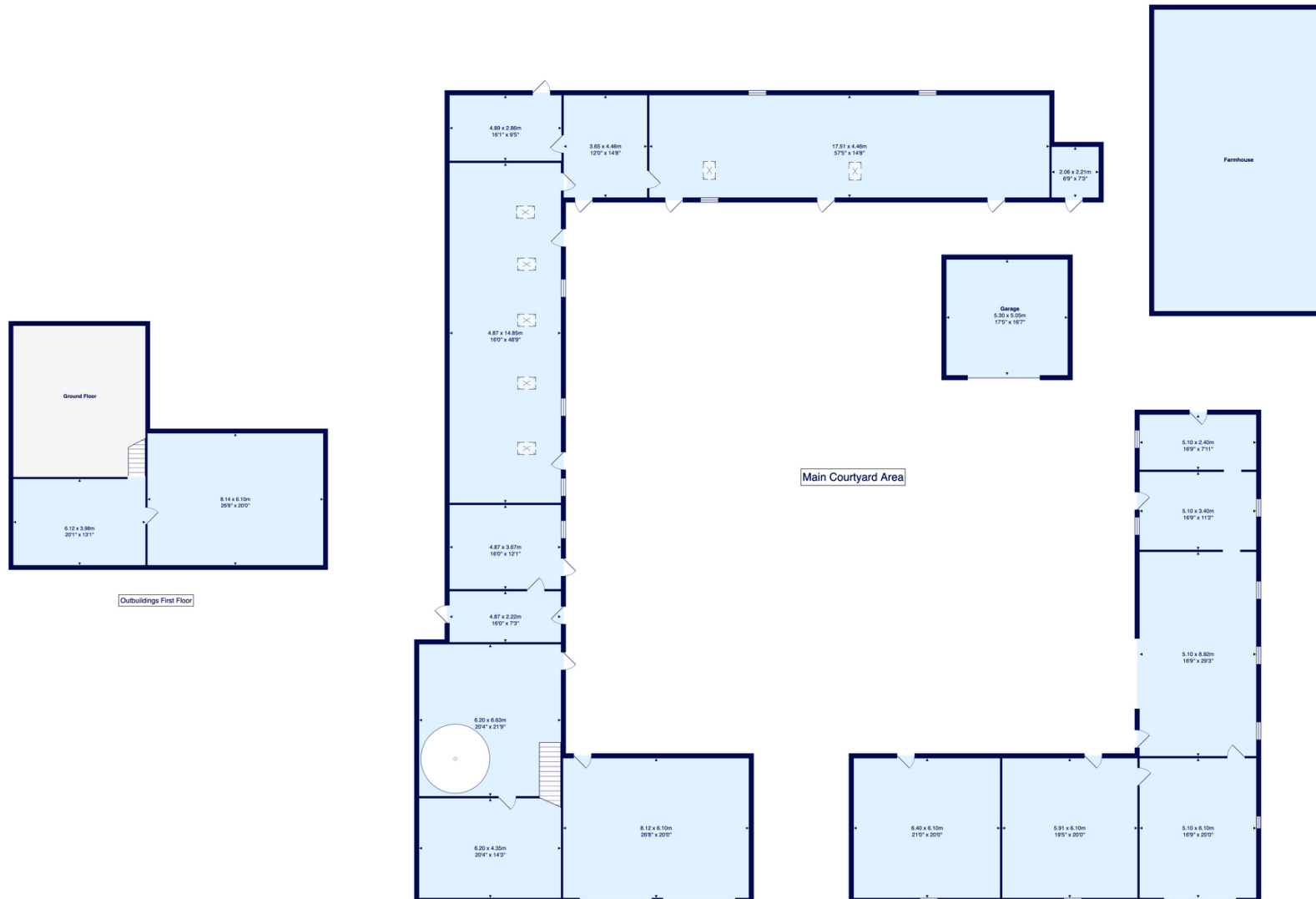
First Floor



Second Floor

All measurements are approximate and for display purposes only
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Outbuilding Floorplans



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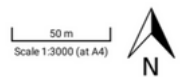
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Julian Park FBT south

Additional Land Plan



Produced on Jan 10, 2024.
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