

Stainton Farm, Staintondale



RICHARDSON & SMITH

Chartered Surveyors · Estate Agents · Auctioneers · Valuers

ANDREW
COWEN



Stainton Farm, Staintondale Scarborough, North Yorkshire. YO13 0EL



Staintondale

Cloughton 3½ miles

Scarborough 8 miles

Whitby 13 miles

(Distances are approximate)

A TRADITIONAL SMALL FARM, THAT WAS UNTIL RECENTLY THE KENNELS FOR THE STAINTONDALE HUNT. WITH A MODEST TRADITIONAL FARMHOUSE RIPE FOR EXTENDING AND UPGRADING, PLUS RANGES OF MODERN AND TRADITIONAL OUTBUILDINGS AND LAND INCLUDING GRAZING AND WOODS, THIS IS A RURAL PROPERTY PACKED WITH OPPORTUNITY AND AMENITY. STRADDLING THE POPULAR CINDER TRACK FORMER RAILWAY LINE AND WITHIN SIGHT OF THE SEA!

Accommodation:

Dining Kitchen, Laundry, Bathroom, Hallway, Lounge, Sitting Room and Porch. Landing, 2 double Bedrooms. Gardens to rear.
Modern and Traditional Buildings including, Stables, Stores, Barns, Kennels. Implement Stores, etc.
Grazing Paddocks and Woodland.

In all approximately 21.94 Acres (8.88 Ha)

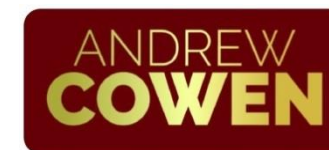
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PARTICULARS OF SALE

Stainton Farm lies in the heart of Staintondale, between the Moors and the sea, about 8 miles north of Scarborough in the North York Moors National Park. Set away from the road, down a farm track, the property nestles in a fold in the rolling landscape, with a southerly aspect looking down the coast towards Scarborough and out to sea.

Until recently the kennels for the local hunt, Stainton Farm has clearly got a great deal of age and character, yet it is not a listed building. The property is now ripe for refurbishment and upgrading, but has plenty of potential including adjoining farm buildings which could (subject to planning) offer scope for extending the modest floorplan.

The property has a selection of both modern and traditional outbuildings including stables, barns, implement sheds, kennels, etc. The land falls in two sections with the main block surrounding the house and buildings, plus an additional area of woodland and pasture off-lying to the east of the 'old cinder track' bridleway that runs by and is popular with horse riders, cyclists and walkers.

THE FARM HOUSE

The farmhouse is traditional and probably dates from the 17th or 18th Century, being stone built with a pantile roof including a long slope to the rear that offers a much larger ground floor area than can be found at first floor level. See illustrative floor plans provided.

Approached from the rear, the modest accommodation includes a farmhouse dining kitchen facing to the rear with a separate laundry area and a ground floor bathroom. To the front, two reception rooms lie off a central hallway with a timber framed, profiled steel storm porch opening out into the south facing, front garden. A second front door opens into a former hallway now used for storage. Stairs rise to a large open landing on the first floor, off which lie two double bedrooms, one of which has a walk-in airing cupboard.



The property has retained some period character with low beamed ceilings, matchboard panelling and features including window seats, recessed cupboards, etc. Although much of the original character has been updated over the years, a sympathetic renovation could quickly bring this character back.

THE BUILDINGS

The numbering below refers to the buildings as marked on the farmyard plan provided. The buildings mainly lie to the east of the farmhouse, save for building no.1.

1	24' x 24'	Garage attached to the west of the house constructed of stone under a box profiled roof, being 2 bay, open fronted with stoned floor.
2	43' x 19'	Adjoining the house to the east, a concrete block range of stables comprising 4 boxes under a fibre cement roof with concrete floor, sliding metal door, water and light.
3	14' x 19'	General storage, being constructed of concrete block under fibre cement roof with concrete floor, with electric light.
4&4a	31' x 9' overall	Being concrete block under fibre cement roof. Storage/garage, with adjoining feed/tack room with both internal and external doors.
5	58' x 11'	A traditional range constructed of stone under a pan tiled roof, being a series of 4 former loose boxes now converted to dog kennels, with water and light.
5a		Various block walled dog runs with interconnecting gates, all having concrete floors, surrounding the traditional range above, on 3 sides.
5b		General storage. Concrete block under boxed profiled roof.
6	21' x 11'	Concrete block under insulated roof panels, being 2 dog kennels with outside runs, water and light.
7	45' x 27'	Modern general purpose shed, being steel framed in 4 bays and clad with box profile walls and roof, earthen floor and open fronted.
8	30' x 21'	Adjoining 7 above and built of the same construction but with a secure sliding door, concrete floor, water and light and internal partitioned off storage space.

The farmyard and buildings are served with concrete walkways and aprons, together with hard-core gravel access roads.

In total, the farmhouse yard and buildings come to around 0.93 acres.

THE LAND

The land lies in 2 parcels. The main block extends to approximately 13.07 acres and lies primarily to the north of the farmstead. The grassland directly adjoining the farmstead is all gently sloping, or undulating unimproved grassland, much of which has been utilised for various eventing purposes for many years with the remnants of a cross country riding course still visible. The majority of the boundary fences do need attention.



There is an access track leading past the more modern general purpose farm buildings, which then crosses the adjoining 'old cinder track' to give onto a further parcel of approximately 7.94 acres. Of this, approximately 2.32 acres are a single field of unimproved grassland and the remainder is fairly steeply sloping amenity woodland.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings are strictly by appointment. All interested parties should discuss this property and in particular any specific issues that might affect their interest, with the agent's offices prior to travelling or making an appointment to view. Viewings are being handled by Messrs Andrew Cowen as the joint selling agents who can be contacted on any of the above numbers.

Method of Sale: This property is being offered for sale by an informal tender process as a single lot. All offers should be submitted by the tender deadline of 12.00 noon on Friday 8th September 2023 in an envelope clearly marked 'Stainton Farm', or else emailed by the same deadline. All tenders should be submitted to Messrs Andrew Cowen Estate Agents, 1 Harcourt Place, Scarborough, North Yorkshire, YO11 2EP. Email: info@andrewcowen.com.

Tenure: The freehold is offered for sale with vacant possession and no onward chain. Sporting and mineral rights are to be reserved from the sale.

Access: The farm road, from the council maintained road leading through Staintondale, is owned by the vendors who will grant a full right of way for access to the property with a shared maintenance agreement, being 50/50.

Directions: See also location and boundary plans provided.

Travelling south from Whitby towards Scarborough on the A171, turn left at The Falcon Inn. Follow this road for approximately 1 mile and at the 'T' junction turn right into Staintondale. The farm gate entrance is almost opposite St John's Church as marked by the Agents' 'For Sale' boards.

Travelling from Scarborough, follow the A171 north through the village of Burniston into Cloughton. Turn right where the road bends (signed for Cober Hill) and follow this road north for a further 3½ miles until you reach Staintondale. You will find St John's church on your left and the farm entrance opposite.

Wayleaves, Easements & Rights of Way: The property is offered for sale subject to and with the benefit of, all wayleaves, easements, rights of way etc, whether mentioned in these particulars or not. The farm has right to cross the bridleway to reach the land to the east.

Services: The property is connected to mains water and electricity. Sewerage runs to a septic tank which may require improvement. Radiators run from the stove in the dining kitchen.

Planning: The property lies within the North York Moors National Park. Stainton Farm is not recorded as a listed building. Tel: 01439 770657.

Council Tax Banding: Band 'C' approx. £1,936 payable for 2023-24. North Yorkshire Council. Tel: 01723 23 23 23.

What 3 Words: Location Code: channel.elsewhere.wasps

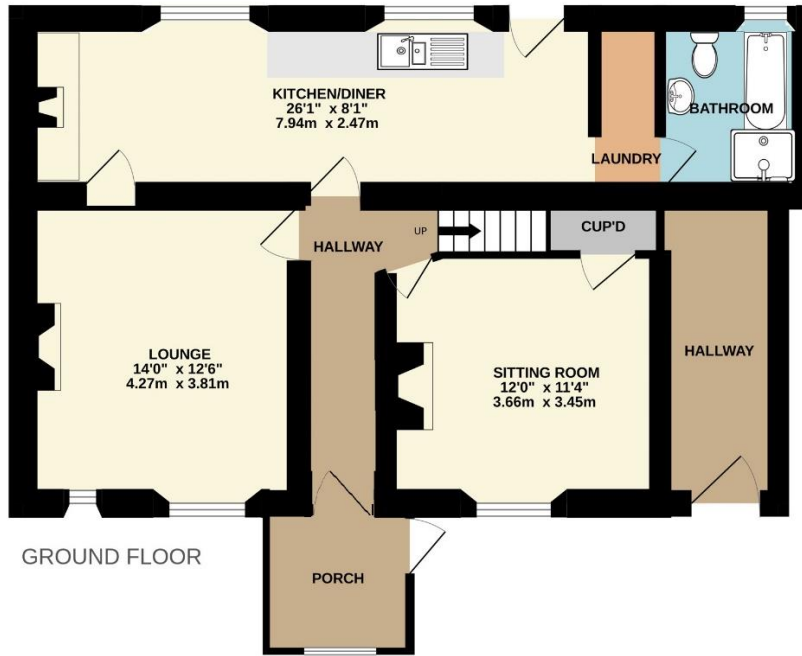
Post Code: YO13 0EL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





Measurements are approximate. Not to scale. Illustrative purposes only
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