



## LODGE FARM GLAISDALE DALE, NEAR WHITBY



**AN ATTRACTIVE RESIDENTIAL SMALLHOLDING COMPRISING A REFURBISHED 3 BEDROOM FAMILY HOUSE WITH RANGES OF TRADITIONAL BUILDINGS WITH DEVELOPMENT POTENTIAL AND GRAZING LAND. SITUATED JUST OUTSIDE THE VILLAGE IN GLAISDALE DALE IN THE HEART OF THE NATIONAL PARK, THE PROPERTY ENJOYS SPLENDID VIEWS ACROSS THE DALE TOWARDS THE MOORS.**

*Accommodation:*

*Entrance Hallway, Living Room, Sitting Room, Dining Room, Kitchen.*

*2 Double Bedrooms, 1 Single Bedroom, Bathroom. Cloakroom.*

*Ranges of Traditional Buildings including Barn, Stables, Cart shed, Lofts, Byres, etc.*

*Gardens and Grazing Paddock Land.*

*In all extending to approximately 22.88 acres (9.25 hectares)*

**FOR SALE AS A WHOLE OR IN 2 LOTS**



## PARTICULARS OF SALE

Lodge Farm is a traditional North Yorkshire Moors Farmhouse with an attractive range of traditional buildings suitable for a number of uses (subject to planning) and grazing pastures. The property stands close to the village in Glaisdale Dale and enjoys a picturesque setting with views over open farmland up towards the moors.



## LOT 1 – LODGE FARM

Extending to approx. 14.73 acres (edged red on the plan).

From the driveway, a short flight of stone steps rise up to a part glazed panelled entrance door which opens into...

**Entrance Hallway: 11'0 x 9'10 (maximum)** An L-shaped hallway, having stairs off to the first floor, a black and red chequer board quarry tile flooring. There is an open beamed ceiling and a panelled door opens to the rear with further internal panelled doors opening to ...



**Living Room: 13'10 x 13'8** The largest of the reception rooms with an open fireplace set in a stone surround with a Welsh slate hearth and open beamed ceiling. Windows face to the front and side overlooking the gardens. Wall lighting, fitted carpet. A doorway opens to a recessed understairs storage cupboard and further traditional panelled style doors open to...



**Sitting Room: 10'0 x 10'2** Having an open fireplace with a brick surround and terracotta tiled hearth with recessed cupboards flanking to either side of the chimney breast. Open beamed ceiling, fitted carpet and wall lighting. A window faces to the front overlooking the garden.

**Dining Room: 10'4 x 6'6** Potentially a dining room or a study with fitted carpet, exposed beamed ceiling and wall lighting. One of the walls is left with natural stone and a Yorkshire horizontal sliding sash window facing to the rear.



**Kitchen: 11'0 x 8'0** Fitted with an attractive range of modern base cabinets including drawers with work surfaces and a stainless steel sink unit, the kitchen has integral equipment including a Hygena fan assisted electric oven and matching halogen style hob. Beamed ceiling, black and red quarry tiled flooring, window facing to the front. The focal point of the room is the "Dunsley" glass fronted cast iron multi fuel stove which is set in a fireplace with a tiled hearth and has a back boiler providing domestic hot water.

## First Floor

The staircase rises from the entrance hallway to a galleried style landing with a horizontal sliding sash window facing to the rear and an airing cupboard housing the hot water cylinder with immersion heater. A hatch gives access to the loft void and the panelled style doors open to ...



**Bedroom 1: 12'5 x 11'0** A double bedroom with fitted carpet and window to the front giving attractive views across the valley. Exposed roof beams.

**Bedroom 2: 13'11 x 8'9 (plus recessed wardrobes)** A second double bedroom with a window to the front overlooking the garden and a range of recessed wardrobes and shelved cupboards with panelled pine doors. Fitted carpet, exposed natural stone walls.

**Bedroom 3: 10'4 x 10'0** Having a feature period basket style fireplace, this double bedroom has a recessed cupboard, fitted carpet, window overlooking the garden to the front and wall lighting.



**Bathroom: 10'5 x 6'6** The bathroom has a white 3 piece suite comprising a panelled corner bath, pedestal wash hand basin and low flush WC. Part tiled walls, wall lights, Yorkshire horizontal sliding sash window to the rear and vinyl flooring.

### Outside

Adjacent to the end of the house with only external access is a cloakroom and lobby with a suite comprising a low flush WC and pedestal wash basin, tap and electrical connections.



At the front of the house lies gardens which are predominantly lawned with flowering borders and planted with numerous

mature shrubs and trees. A short stone paved path connects the upper and lower sections of the garden which are bounded by dry stone walls and have open views over the surrounding countryside and across the dale from the lower section.



The property has 2 ranges of outbuildings, each built of traditional sandstone with pan tiled roofs. These buildings have been well maintained and partially re-roofed and offer potential for a variety of future alternative uses subject to the requirements of a new owner and any planning permissions that may be required.



**Range 1: 69' x 18' (external)** The larger of the 2 buildings includes a barn, a cart shed, byres/stables and a small area of mezzanine loft storage.

**Range2: 26' x 12' (external)** The smaller of the 2 ranges of outbuildings includes a washhouse with an old wash copper, 2 pig-sties and a chicken roosting loft plus the old lean-to earth closet.

The 2 ranges of outbuildings face into a substantial yard area which is grassed over and has gated access to the adjoining fields and onto the original driveway between the outbuildings and the house. The farmstead and gardens extend to about 0.43 acres in total.





### **The Land**

Running from the farmstead down towards the bottom of the dale, the land extends in total to 14.30 acres and lies in 5 well fenced fields with access from the farmstead and/or dale road. The land is gently undulating and has drinking troughs and boundaries are in good stock-proof order.

### **LOT 2 – GRAZING & SCRUB LAND**

Extending to approx. 8.15 acres (edged blue on the plan)

Lying above the dale road from the farmstead and also with access across the common from Hall Lane, this land extends in total to 8.15 acres of which 6.49 acres is grazing in 5 enclosures and the remainder (1.66 acres) is scrub land or rough grazing. The fields on the top are gently sloping, but those nearest the dale road slope fairly steeply. The fields are bounded by dry stone walls.

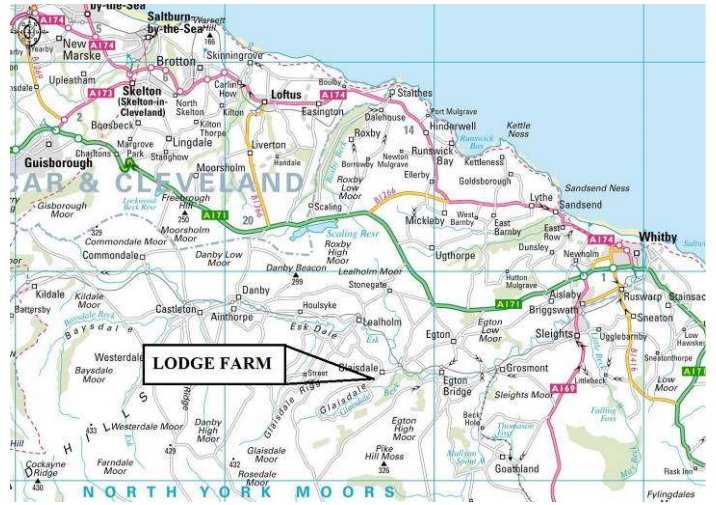


### **IMPORTANT NOTICE**

*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.*

## **GENERAL REMARKS AND STIPULATIONS**

**Viewing:** Viewings by appointment. All interested parties should discuss this property, and in particular any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.



**Directions:** See also location plan. From Whitby take the A171 west towards Guisborough, turning left to Egton and then right to Glaisdale. In the village turn left at the church to head down Glaisdale Dale. Drive down the Dale road and after a quarter of a mile you will find Lodge Farm on your left hand side where marked by the Richardson and Smith for sale board.

**Method of Sale:** The property is offered for sale as a whole or in 2 lots. It should be noted that a sale will not be agreed on Lot 2 until a sale has been secured on Lot 1. The agents reserve the right to combine or sub-divide lots at their discretion.

**Single Farm Payment Scheme:** Please note that the land has never been registered for agricultural subsidies.

**Court Leet:** A small 'fine' of around £2 per annum is paid to the local common court, The Court Leet, for the mains water supply to the property.

**Tenure:** It is understood that the property is owned freehold and vacant possession will be provided upon completion. Sporting and mineral rights are understood to be in-hand.

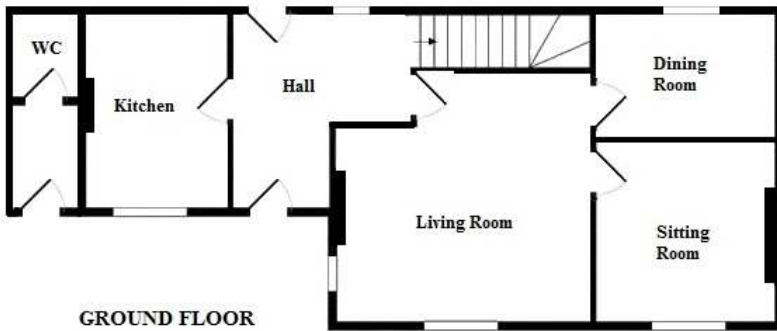
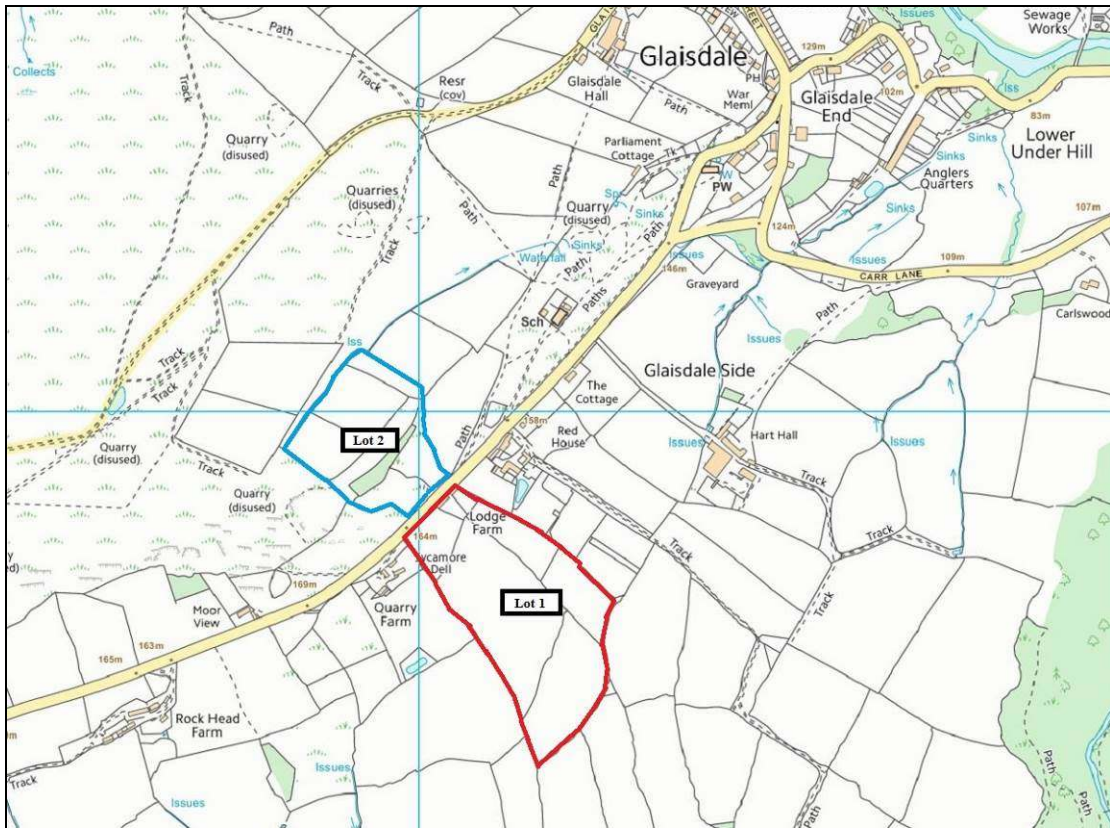
**Services:** The property is understood to have both mains and spring water supplies and a private septic tank drainage system. There is mains electricity and a back boiler to the Dunsley cast iron stove in the Kitchen provides hot water alongside an electric immersion heater. There are also open fires in the sitting room and living room.

**Council Tax Banding:** 'C' £1,404 payable for 2014 -15 (verbal query only)

### **Useful Telephone Numbers:**

North York Moors National Park	01439 770657
Scarborough Borough Council	01723 232323

**Post Code:** YO21 2PZ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>		
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>	<b>1</b>	<b>12</b>
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





# RICHARDSON & SMITH

Chartered Surveyors

• Auctioneers

• Valuers

• Estate Agents



R412 Printed by Ravensworth 01670 713330

