

**YEDINGHAM, MALTON  
NORTH YORKSHIRE, YO17 8SL**



**Manor Farm Cottages – An excellent lifestyle  
and/or business opportunity**

- **3 adjoining residential units**
- **Garage block with sun-room**
- **Potential building plot**
- **Large gardens**
- **Fully furnished**
- **Shepherds Hut and ‘Snack-stop’**

**FOR SALE**

**IMPORTANT NOTICE**

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities.

Purchasers must satisfy themselves by inspection or otherwise.

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**MPC**

## **Location**

The property is situated with direct frontage to the B1258 Malton Road in the village of Yedingham, approximately 7 miles from Malton, 16 miles from Scarborough and 23 miles from York. The property is very well located for access to the A170 to the north and A64 to the south, thereby providing excellent road accessibility.

Yedingham is an attractive small village with a popular pub and pleasant walks.

As indicated the village is within easy commuting distance of a number of towns and cities and is within a well-established area for holidays, including coastal and inland destinations and visitor attractions, such as the world famous Castle Howard.

## **Description**

The property comprises 3 self contained residential properties on an attractively laid out site with large gardens, garage block and parking. Additional features include a shepherds hut with shower block, sun room and a snack kiosk.

### **3 Manor Farm**

This property has frontage to the village road and is of traditional stone construction with a pitched pantiled roof. Internally it is laid out to provide a dining kitchen with utility room, living room with open fire on the ground floor and 2 bedrooms and fitted bathroom on the first floor. There are a number of features such as the tiled floor and exposed beams.

The house has a gross internal floor area of approximately 112.09 sq m (1206 sq ft)

### **Manor Farm Cottage**

This is the larger of the holiday cottages and is set at the other end of the terrace overlooking one of the larger sections of garden. The building is also of stone construction with a pantiled roof and internally is laid out with a fitted kitchen with utility, living room and dining room on the ground floor and two double bedrooms and 2 bathrooms (one en-suite) on the first floor. There is a double garage attached.

The building has a gross internal floor area of approximately 130.74 sq m (1407 sq ft)

### **Little Manor Farm**

This building is situated in the middle of the terrace and comprises a single storey cottage of stone construction with a pitched pantiled roof. Internally it is laid out to provide a breakfast kitchen and utility room, sitting room, double bedroom and bathroom.

The building has a gross internal area of approximately 72.72 sq m (782 sq ft)

## **Contents**

The sale will include all furnishings, fixtures and fittings (with the exception of those in 3 Manor Farm)

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**The Business**

Manor Farm Cottage, Little Manor Farm, the Shepherds Hut and snack kiosk have been run as a holiday business by the current owners. Further information will be provided on request to genuinely interested parties.

**Building Plot**

One area of the site, currently used as gardens previously had planning consent for the development of a detached 3 bed house. The consent has now lapsed but there is good potential to pursue a renewed application.

**The Opportunity**

In our opinion this represents an excellent opportunity to develop the business template established by the current owners.

Alternatively the property offers an opportunity to create an impressive superior residence, perhaps retaining some of the business element, or provide a granny flat, teenagers den or similar.

**Services**

We are advised that the property is connected for mains services. Heating to the houses is by way of gas central heating radiators.

**Life Tenancy**

Please note that one area of the site comprises a cabin and motorhome that is to be leased to a single person on a life tenancy basis. Interested parties must make their own enquiries with their solicitor but the vendor has agreed with the tenant that the tenancy will not include rights of succession. Therefore in due course this area will return to the owners.

**Guide Price**

Offers are invited in excess of £650,000

**Rateable Value**

Interested parties should make their own enquiries regarding rateable value.

3 Manor Farm is rated under Band C for Council Tax purposes.

**EPC**

An EPC will be provided as appropriate.

**VAT**

Interested parties should take their own advice in this regard.

**Viewing**

Viewings are by prior appointment with the sole agents McBeath Property Consultancy [andrew@mcbeathproperty.co.uk](mailto:andrew@mcbeathproperty.co.uk) or 07725 416002

Subject to Contract – 070721

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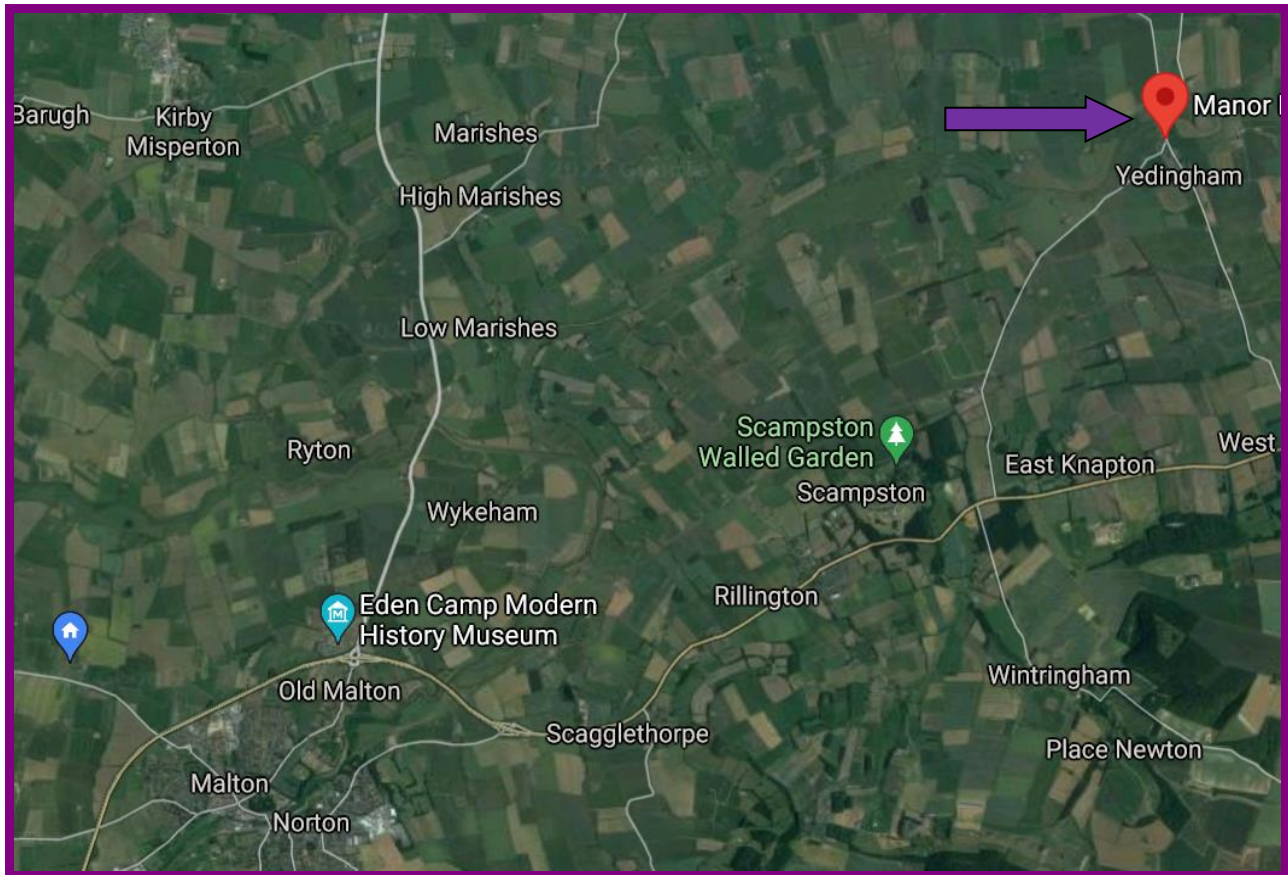
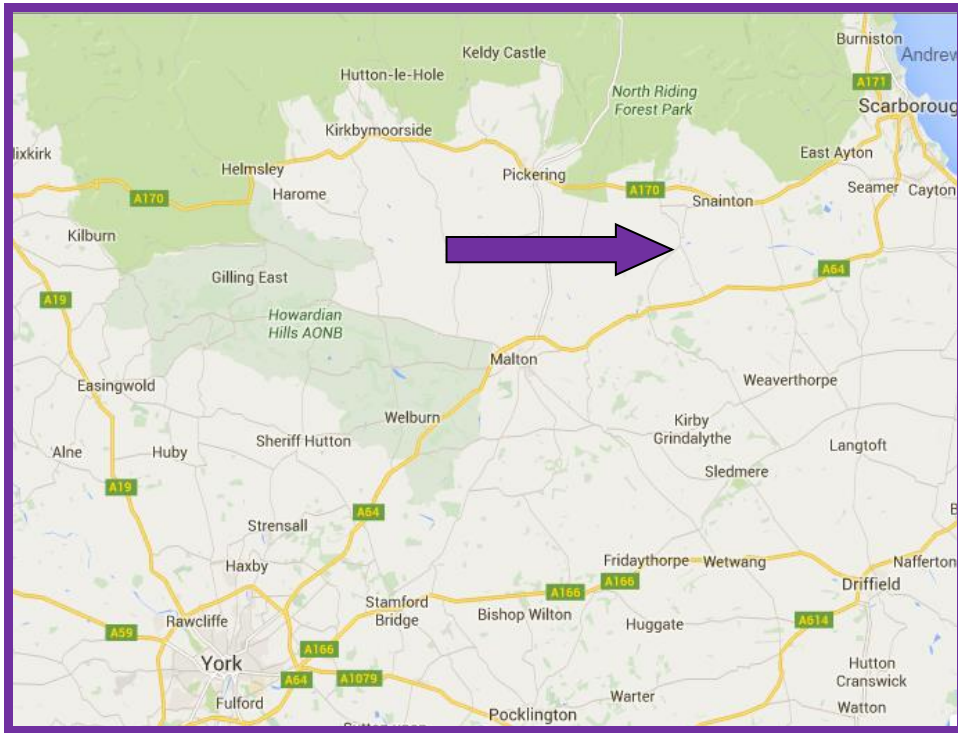
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PROPERTY AND LAND SALES, LETTINGS, ACQUISITIONS, APPRAISALS, RENT REVIEWS

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