



STONEHOUSE FARM

Fangdale Beck, Chop Gate, North Yorkshire





STONEHOUSE FARM

FANGDALE BECK, CHOP GATE, NORTH YORKSHIRE, TS9 7LF

Stokesley 12 miles • Helmsley 9.5 miles • Thirsk 15.5 miles • York 34 miles
(all distances are approximate)

**A VERY PRETTY SMALL GRASSLAND FARM WITH FARMHOUSE,
CONVERTED BARN, PRODUCTIVE MEADOWS AND STUNNING
VIEWS OVER BILSDALE**

Traditional stone-built farmhouse with large kitchen, separate utility, 2 reception rooms, 3 bedrooms, family bathroom and downstairs cloakroom / boot room

Adjoining stone barn converted to high quality, unrestricted, secondary accommodation providing a further 3 bedrooms, a bath and a shower room

Productive mowable pasture and permanent grazing.

Private spring fed water supply and private drainage
Solar PV, Solar Hot Water and mains electricity

Sporting rights included

About 61 acres (24.66 ha)

*Possible option to purchase, by separate arrangement,
the adjacent pretty 2-bedroom Stonehouse Cottage*



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Stonehouse Farm lies in a wonderfully peaceful setting beyond the pretty hamlet of Fangdale Beck in the heart of Bilsdale in the North York Moors National Park. Fangdale Beck lies just to the west of the B1257 between Helmsley (10 miles) in the south and Stokesley (12 miles) in the north on one of the most popular tourist routes through The Moors.

Both Stokesley and Helmsley have excellent local shops and services with busy market squares while the nearest village is Chop Gate about 3 miles north, with primary school, pub, cricket club and village hall. The beaches of Whitby and Scarborough are about 45 minutes' drive.

Thirsk is the nearest main town (15.5 miles) which lies on the main east coast rail line providing a regular service to York, Newcastle, and London Kings Cross

The farm lies beyond the hamlet of Fangdale Beck accessed over a shared private track. The track is used by the neighbouring farmer and by the owners of Stonehouse Cottage which lies just beyond the farmhouse.

Description

Stonehouse Farm is a small grassland farm with a pretty farmhouse, adjoining barn converted into ancillary accommodation, useful sheds and stores and about 61 acres of mixed grazing and mowable pasture all set in a peaceful and stunningly beautiful dale in the North York Moors National Park. It is currently run as a family home and holiday letting cottage with the grass let out on annual grazing licence.

The Barn is a popular holiday let but is only offered for around 25 weeks each year, from April to November, as the owners keep it for family and friends visits. Nevertheless, the overall annual income generated from the farm enterprises is in the region of £20,000 pa.





The Farmhouse

The traditional, 19th century, stone built farmhouse has been extended into the adjoining 17th century byres adding a large kitchen.

It now provides spacious family accommodation over two floors (about 1850 sqft) with a large farmhouse kitchen, boot room and WC, hallway, sitting room, office / dining room and utility room. It has three double bedrooms upstairs, as well as a family bathroom with fabulous views.

The accommodation comprises:

Ground Floor – Hallway, living room, farmhouse kitchen, sitting room/office, large boot room, WC, utility room, under stairs storage room.

First Floor – Three bedrooms and family bathroom, storage area/linen cupboard and loft access.

There is a useful yard area for parking and storage and a lovely south facing terraced garden looking straight down the dale.

The Barn

The barn was converted in 2015, originally for holiday accommodation, but the terms of occupancy have been varied (NYM/2015/0060/FL) to allow it to be used as residential accommodation ancillary to the main house if required. Currently it is a very successful 5* holiday let offering three bedrooms, bathroom, shower room and a lovely open plan living / kitchen/ dining area. It is rated as a holiday let and currently generates an annual income of around £12,000 from the 25 weeks it is available.

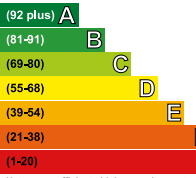
Farm Buildings

There are no farm buildings as such on the property but planning consent was granted (Ref: NYM/2015/0056/AGRP) to erect a general-purpose steel framed shed (40' x 30') which has since lapsed. There is a useful portable stable providing good and secure storage.



Energy Efficiency Rating - Barn

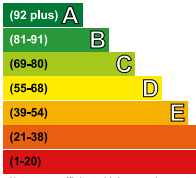
Very energy efficient - lower running costs



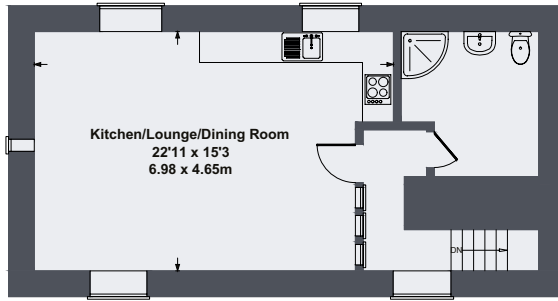
Current	Potential
72	79

Energy Efficiency Rating - Farm

Very energy efficient - lower running costs



Current	Potential
59	87



STONEHOUSE BARN FIRST FLOOR

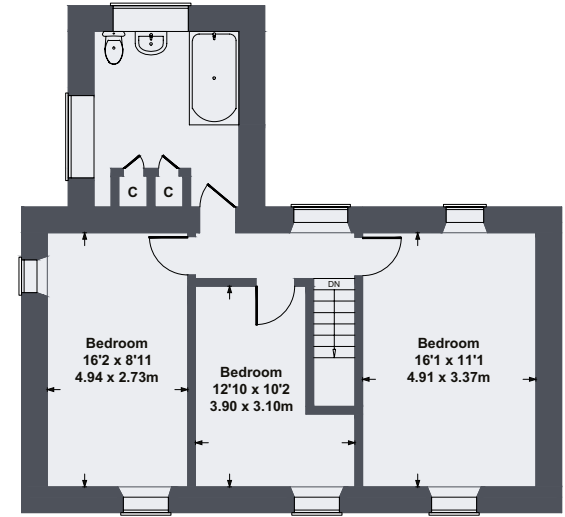
Stonehouse, Fangdale Beck

Approximate Gross Internal Area
3068 sq ft - 285 sq m

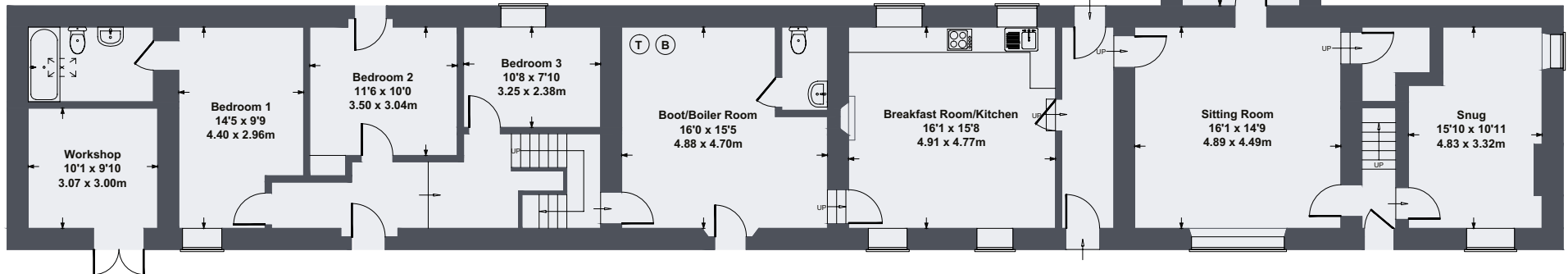
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



STONEHOUSE FARM FIRST FLOOR



STONEHOUSE BARN GROUND FLOOR

STONEHOUSE FARM GROUND FLOOR



Stonehouse Barn



Stonehouse Barn

Farmland

The farmland surrounds the property within a ring fence. It includes excellent mowable pasture on the lower ground extending to about 21 acres and attractive mixed permanent and rough grazing behind running up to the moor. The land is well fenced and has access to water from field troughs from the private supply.

The land is grazed by a local farmer on an annual grazing and mowing licence with rent taken in kind for general fencing, hedge cutting, weed control and agreed improvements.

A recent programme of tree planting and environmental improvements has been introduced with the assistance from a Ryevitalise grant. Further information on previous BPS subsidy payments and future grant opportunities are available from the Selling Agents.

Filed No	Mowing Pasture	Permanent Grass	Rough Grazing	Other	Total (ha)	Total (ac)
7605				0.06	0.06	0.14
6901		0.66			0.66	1.64
6003		1.20			1.20	2.97
6591		1.67			1.67	4.13
7895		1.05			1.05	2.59
9089	1.18				1.18	2.92
9095	0.65				0.65	1.61
8802	1.21				1.21	2.99
8806	1.21				1.21	2.99
8814	1.86				1.86	4.61
8325		1.76			1.76	4.34
7615	0.87				0.87	2.16
6926	1.44				1.44	3.56
6213		1.17			1.17	2.89
5823		1.15			1.15	2.84
4820		0.91			0.91	2.25
4227			0.78		0.78	1.93
3915			3.51		3.51	8.68
4107			0.01		0.01	0.03
3212		1.01			1.01	2.49
3502		0.89			0.89	2.20
Tracks etc				0.40	0.40	1.00
TOTAL	8.42	11.47	4.30	0.46	24.66	60.94

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession on completion save the grazing licence which will run until the 30th of November 2023. Holiday bookings will continue to be taken up to the end of October 2023, but should the successful purchaser wish to cancel these, then the necessary arrangements will be made.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There are public foot paths which pass through the farm.

Sporting Right

Sporting rights are included in the sale in so far as they are owned.

Services

The farm is supplied with mains electricity and water from a private spring fed supply with filtration system. Drainage is to a recently upgraded private septic tank system to include both the farmhouse, barn and is also shared with Stonehouse Cottage.

Solar PV supplements the electricity supply and unused energy is sold back to the grid on a Feed in Tariff generating approximately £1,500 per annum whilst Solar Thermal aids water heating.

Excellent broadband from an existing wireless network with a planned upgrade to fibre optic running down the valley.

Local Authorities



North Yorkshire County Council

Council Tax and Rateable Values

Farmhouse – band E

Barn – RV £3,350 (100% small business relief)

EPCs

Stonehouse Barn - C(72)

Stonehouse Farm - D(59))

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The Non-SDA Basic Payment Scheme (BPS) payment for the 2023 season will be retained by the Seller. The BPS Entitlements will be de-linked from the land at the end of 2023 so they will not be included in the sale.

Method of Sale

Stonehouse Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance of all boundary fences will be the responsibility of the purchaser unless otherwise stated.

Sporting & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Farm Sale

The seller reserves the right to hold a farm sale within six weeks of the date of completion.

Solicitors

Contact: Sonia Hunter at Newtons, Stokesley.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (TS9 7LF)

From Helmsley head northwest on the B1257 for about 9 miles passing signs to Rievaulx Abbey, skirting Rievaulx Moor and up into Bilsdale valley. Turn left at the green telephone box and on into the hamlet of Fangdale Beck on the single-track lane. Keep right at the first junction into the main part of the village. Directly opposite the notice board is the gate up to Stonehouse Farm which is at the end of the track.

what3words Reference: eased.theory.losing

Conditions of Sale

Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

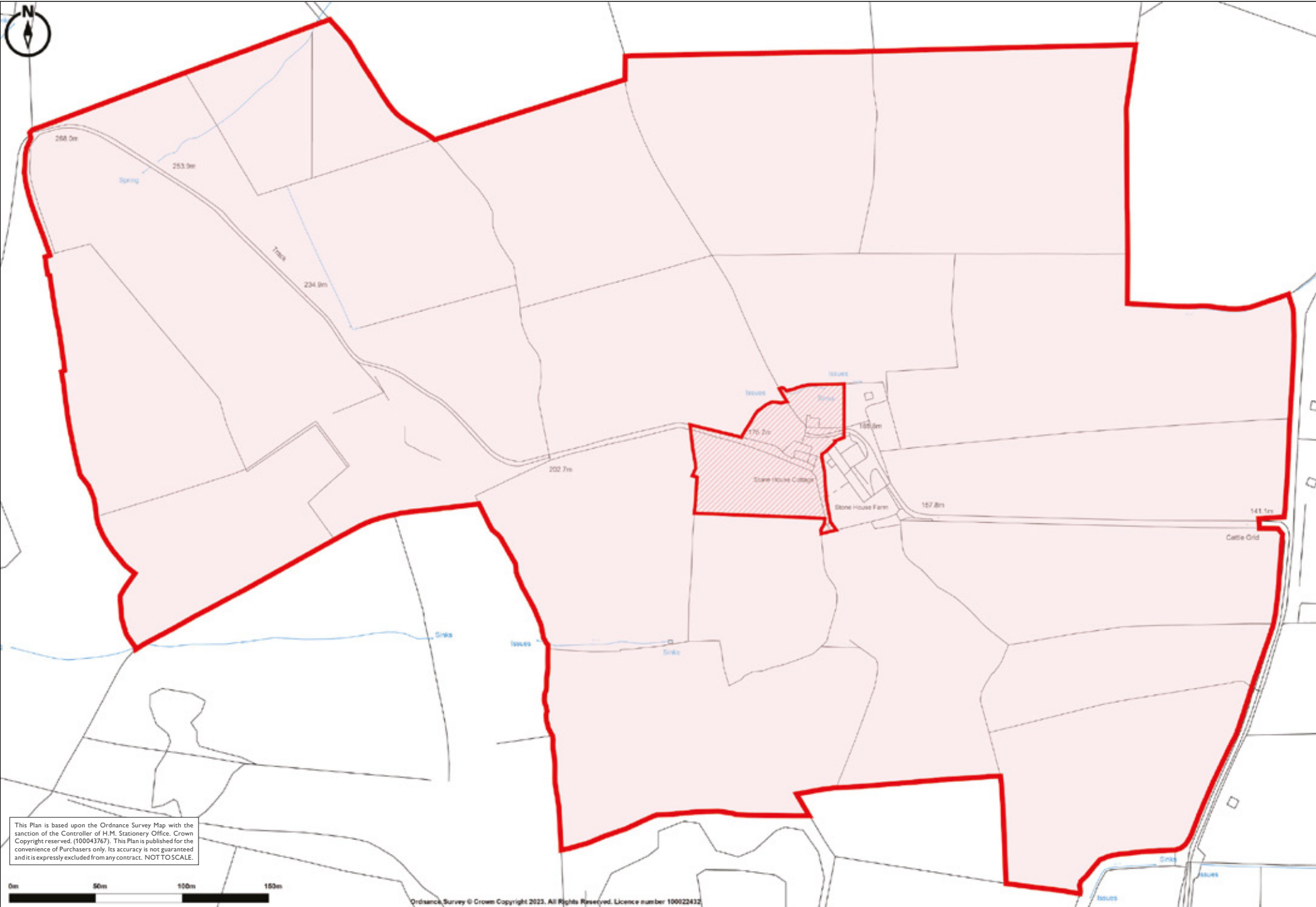
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2023

Photographs taken: XX XX

