



# SPRINGFIELD FARMHOUSE AND BARN

Minskip, Near Boroughbridge



GSC GRAYS

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# SPRINGFIELD FARM

MAIN STREET, MINSKIP, BOROUGHBRIDGE, YORK YO51 9JF

AN IMPRESSIVE FARMSTEAD INCLUDING A 5 BEDROOM HOUSE TO MODERNISE, ATTACHED BARN SUITABLE FOR CONVERSION, TRADITIONAL FARM BUILDINGS OF AROUND 5500 SQ FT WITH CONSIDERABLE POTENTIAL, FURTHER GENERAL PURPOSE BUILDINGS, GARDEN AREA, EXTENSIVE COURTYARD PLUS Paddock, ALL STANDING IN JUST OVER 2 ACRES

## Farmhouse

Central hall • Sitting room • Dining room • Breakfast kitchen • Pantry  
Utility room • Central landing • Five bedrooms • House bathroom

## Outside

Attached barn suitable for additional accommodation • Garaging • Stables  
Three brick barns • Fold yard • General purpose building • Large pole barn  
Garden • Courtyard and hardstanding • Paddock

Overall around 2.11 acres (0.854 Ha)

For sale as a whole



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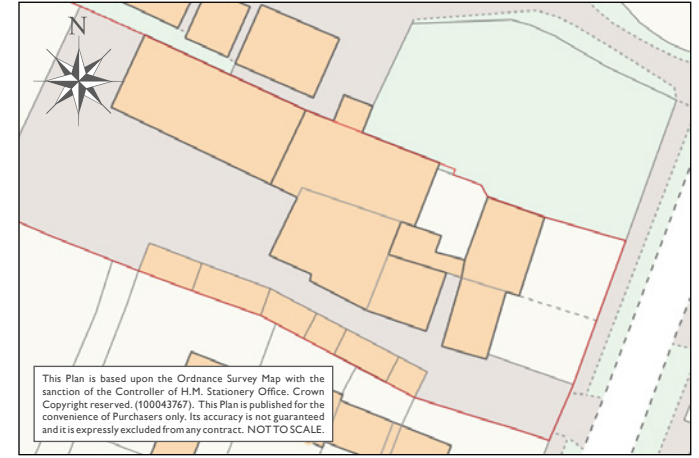
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### Situation

Springfield Farm is situated at the southern end of Minskip, a village having a variety of individual homes and enjoying a highly convenient location less than 2 miles from a wide range of facilities in Boroughbridge. The A1 (M) motorway Junction 48 is on the doorstep providing excellent accessibility to the West Yorkshire conurbation as well as Teeside and indeed further afield. The picturesque market town of Knaresborough is approximately 10 minutes drive with Harrogate and York both within comfortable daily travelling distance.

### Description

The property is offered for sale for the first time in around 60 years and presents an ideal opportunity for residential development on a comprehensive basis (subject to obtaining appropriate consents). Alternatively, a more modest development of the farmhouse and attached barn is an option, with the remainder kept in single ownership as an individual substantial dwelling, that encompasses the current vogue for multigenerational living, perhaps with a number of dwellings around the courtyard oriented to the pleasant westerly aspect overlooking the paddock. Retention of the more modern agricultural buildings in relation to some form of commercial venture is a further permutation that might suit others, which perhaps keeps the existing farmhouse and attached barn in residential use.







### Accommodation

The farmhouse has not been occupied in recent years and is now ready for comprehensive modernisation and improvement with the current five bedroom accommodation extending to around 2280 sq ft (211.80 sq m). There is an attached barn with a ground floor footprint of almost 800 sq ft (73.18 sq m) having generous headroom and ideally suited to two story residential accommodation either as a separate dwelling or extension of the impressive double fronted farmhouse.

There is a significant range of brick farm buildings, including traditional barns with two storey potential plus an adjacent large covered fold yard. There is a range of single story outbuildings including garaging, stabling plus open fronted cart sheds and a further two story barn with potential. The traditional buildings currently have a footprint of some 5530 sq ft (513.74 sq m) . The more modern farm buildings include a portal framed shed and large pole barn, that jointly offer a footprint of around 5800 sq ft (538.82 sq m) . The plot then extends to the west with a large paddock, and the overall plot extends to some 2.11 acres (0.854 Ha).

### Tenure

Freehold with vacant possession on completion.







