



CODBECK FARM
Gristhwaite Lane, Topcliffe



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CODBECK FARM

Topcliffe, YO7 3HL

A superb opportunity to purchase a detached six bedroom farmhouse, grazing land and buildings on a plot of around 8 acres, in need of total renovation in a fantastic accessible position on the outskirts of Thirsk. Sold as seen the property would suit cash buyers.

ACCOMMODATION

Detached 6 bedroom farmhouse offering around 2,800sqft accommodation

5.3 acres of grazing paddocks

2.15 acres of additional garden, woodland and beck

Modern agricultural building offering over 5,500sqft of accommodation plus mezzanine

Pole barn and additional outbuildings

In need of total refurbishment

Ideal for equestrians or those wanting to create their dream property

Potential to create an Idyllic rural retreat



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Description

Codbeck Farm is a special place that offers a unique opportunity for purchasers. An idyllic place to raise a family, the property offers an exciting proposition for those with vision. The property land and buildings are all in need of updating and refurbishment and must remain as a whole, however the entire space could be amazing with the correct amount of investment and planning. With a large detached farmhouse, modern agricultural building, pole barn, grazing land, woodland and beck and additional gardens, the property briefly comprises:

Farmhouse

To the ground floor: Entrance porch leading to entrance hall with return staircase off, front to back living room, stairs to drawing room, dining room, living dining kitchen, utility room, rear entrance hall, cloakroom w.c and access to back stairs, garage/store.

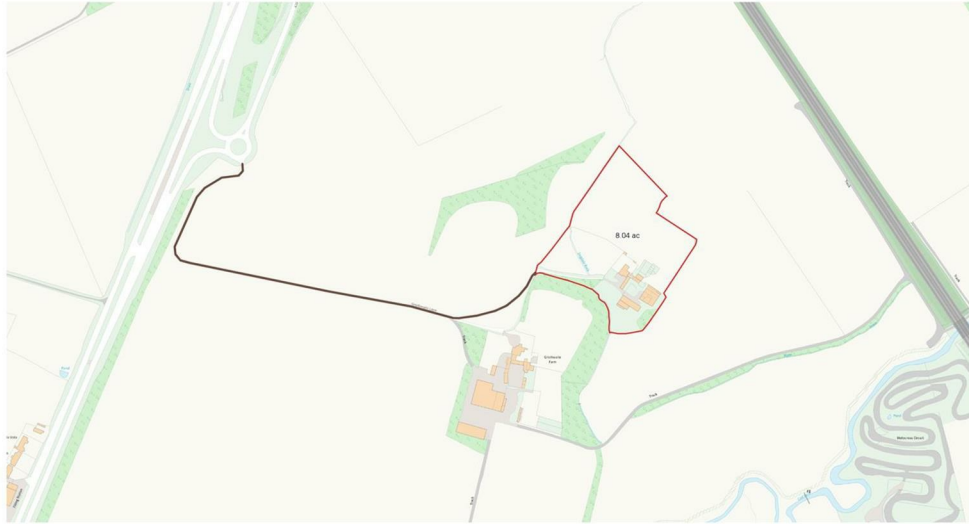
To the first floor: Six bedrooms and two bathrooms.

Outbuildings

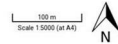
Modern detached workshop/shed 23.76 m x 21.02m with mezzanine, power and light and roller access doors. There is a large Pole Barn and number of greenhouses. There are also a number of brick built dilapidated stables and stores.



Cod Beck Farm



Produced on Land App Feb 10, 2025.
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Land

Codbeck Farm is accessed off a shared private tree lined driveway. This turns to an access track which meanders through woodland. In total there are grazing paddocks of 5.3 acres plus an additional 2.15 acres of garden and woodland. These areas are suffering from neglect and will need maintenance.

The appeal of our Home - The vendors insight

Codbeck Farm is a charming rural property and location which offers a peaceful retreat surrounded by nature. Its privacy and tranquillity are amazing and it was a special place to grow up. The transport links are fantastic and it is very quick to access local amenities.



TOTAL APPROX. FLOOR AREA 11500 SQ. FT. (1064.4 SQ. M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The survey, systems and appliances are not tested and the guarantee as to their operability or efficiency can be given.



Situation and Amenities

The property is positioned in a private location access off the A168 and the B1448 junction. It is therefore extremely accessible for the motorway networks. The nearest town is Thirsk, a thriving market town with an expanding array of amenities. Thirsk has excellent transport links as the town has its own train station with regular trains to London Kings Cross, Newcastle and Edinburgh making it ideal for commuters.

Services

The property has mains electricity and water and a private septic tank. The vendors are unsure of the location and it must be assumed that this does not meet current legislation and will need replacing.

Local Authority and Council Tax Band

Hambleton Band F

Viewings

Strictly by appointment with GSC Grays 01423 590500

What 3 Words

///condense.workloads.monday



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TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & CELLAR 2797 SQ.FT. (259.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



DISCLAIMER NOTICE:

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- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.