

BRIDGE FARM YEDINGHAM



A substantial Grade II listed detached former farmhouse set within attractive grounds amounting to nearly half an acre.

The comfortable family accommodation retains a wealth of interesting features arranged over three floors.

Three attractive reception rooms, each with charming fireplaces, six bedrooms, one with en-suite shower room and three further bathrooms.

Additional storage rooms. Gas fired central heating

Private gardens with river frontage, ample parking and double garage

A very spacious property with excellent B&B potential.

PRICE £399,000

Bridge Farm is an imposing, Grade II listed former farmhouse constructed of mellow stone under a double pitched pantile roof providing over 4,500 sq.ft of accommodation. The property occupies a prominent position within the village and the grounds of the property approach nearly half an acre and extend down to the River Derwent. There are six generously sized bedrooms arranged over two floors which provide super family accommodation with plenty of storage space. There is excellent potential to run bed and breakfast from the premises or convert the top floor into a self contained flat. The current owners have recently undertaken major remedial work on the property including repointing the chimney stacks, new kneelers finished with lime mortar pointing. The property retains many interesting and architectural features including sash windows, dressed stone window surrounds and keystones, an abundance of structural timbers, the most notable are believed to have originated from the keel of a Whitby Whaler, along with attractive fireplaces to the reception rooms. The property benefits from gas fired central heating which is run on three zones, this is supplied by the Rayburn but is also supplemented by the gas fired central heating boiler.

The present house dates principally from the mid seventeenth century with a significant early 1800s extension but is believed to have earlier origins possibly dating back to Elizabethan times. Local records show that it was occupied as a farm in 1639 and then became a Coaching Inn (The Grapes) in the mid eighteenth century before becoming used as part of the village post office as indicated by the post box in the front elevation.

Outside the property stands in grounds approaching half an acre with the garden gently extending down to the River Derwent. The garden has been tastefully planted over the years and hosts a variety of flowering plants and shrubs. There is an orchard area and vegetable plot overlooking the river. A range of traditional stone outbuildings borders the main garden. The property also benefits from a detached double garage with power and light and ample parking on a gravelled driveway.

Yedingham is a well situated and pretty village providing good access to the A170 and A64. The market town of Malton is 11 miles, Pickering is 8 miles and access to Scarborough and the coast is 12 miles distant. Within the village there is a public house, Church and village hall. The property can be identified by our 'For Sale' board.

ACCOMMODATION COMPRISES

FRONT DOOR

Six panelled timber front door with a glass over light.

ENTRANCE HALL

4.90m(16'1") x 2.30m(7'7")

Close string staircase leading off to the first floor. Three wall light points. Radiator.



REAR HALL

Exposed beams. Original door to the garden room. Picture rail. Radiator.

MORNING ROOM

4.60m(15'1") x 3.70m(12'2")

Sash window to the front elevation with original shutters and window seat. Open fire set in an imposing stone fire place with recesses to either side. Exposed beams and structural timbers. Wall light point. Telephone point. Radiator.



DRAWING ROOM

4.90m(16'1") x 4.50m(14'9")

Sash bay window to the front elevation with original shutters. Sash window to the side. Open fire set in a charming dressed stone fireplace. Impressive exposed beams and structural timbers. Part timber panelled walls. Television point. Fireside alcove with fitted shelving. Four wall light points. Radiator.



DINING ROOM

4.90m(16'1") x 4.60m(15'1")

Feature stone fireplace with original features and a timber mantel over. Sash window to the side. French windows leading to the garden room. Fireside alcove with fitted shelving. Fitted cupboard with fitted shelving. Radiator.



DINING KITCHEN

6.10m(20'0") x 4.20m(13'9")

An extensive range of heat resistant fitted wall and floor units incorporating one and a half bowl sink unit with mixer tap. Gas fired Rayburn Nouvelle set in an attractive chimney breast. Ideal gas fired central heating boiler. Exposed ceiling timbers, one of which is engraved 'Robert Metcalfe, Mason Ebberston 1806'. Alcove with fitted shelving. Integrated Belling Electric oven Four ring gas hob. Sash window overlooking the garden room.

Casement window to the side. Quarry tiled floor. Original meat hooks. Fitted picture rail shelf. Range of fitted shelves. Telephone point. Television point. Radiator.



GARDEN ROOM

13.04m(42'9") x 3.70m(12'2")

This is a lovely, part glazed room which overlooks the garden to the rear and runs across the width of the house, with pretty creeping plants. Stone flagged flooring. Door to the side. French windows to the garden. Ceiling fan light. Perspex ceiling.



UTILITY ROOM

2.80m(9'2") x 2.30m(7'7")

Range of fitted base units incorporating Belfast sink unit. Exposed stone wall. Cooker point. Fitted cupboard. Fuse box.

CLOAKROOM

1.80m(5'11") x 1.30m(4'3")

Cupboard containing pressurised water supply system. Exposed stone wall. Matching white low flush WC and wash hand basin.

UNDERSTAIRS CUPBOARD

A very useful storage area with fitted shelves.

FIRST FLOOR

LANDING

7.30m(23'11") x 2.80m(9'2")

Stairs leading off to the second floor. Sash window to the front elevation with window seat. Two wall light points. Two radiators.



BEDROOM ONE

4.90m(16'1") x 4.80m(15'9")

Feature painted Cast Iron fire place. Dado rail. Sash window to the rear with far reaching views over rolling countryside. Wash hand basin in vanity unit. Wall light point. Door providing access to the house bathroom. Two radiators.

BEDROOM TWO

4.30m(14'1") x 3.80m(12'6")

Sash window to the front elevation with a window seat and views over to the Church and beyond across to the Wolds. Large walk in cupboard with fitted shelves. Radiator. Door to:

EN-SUITE SHOWER ROOM

2.80m(9'2") x 1.00m(3'3")

Sash window to the side. Matching white wash hand basin, low flush WC newly fitted shower cubicle with a power shower over. Wall light and electric shaver point. Radiator.

BEDROOM THREE

5.00m(16'5") x 5.00m(16'5")

Sash window to the front elevation. Two alcoves with fitted shelving. Wash hand basin in vanity unit. Wall light and electric shaver point. Radiator.

BEDROOM FOUR

4.50m(14'9") x 3.20m(10'6")

Wash hand basin in vanity unit. Sash window to the rear elevation with far reaching views and window seat. Radiator.

HOUSE BATHROOM

3.10m(10'2") x 2.80m(9'2")

Matching white suite comprising: Bath with hand shower, pedestal basin, bidet and low flush WC. Sash window to the rear. Alcove with fitted shelving. Dado rail. Part tiled walls. Airing cupboard with slatted shelves. Wall light and shaver point. Radiator.

INNER LANDING

Fitted airing cupboard containing hot water cylinder and electric immersion heater with slatted shelving.

BATHROOM TWO

3.20m(10'6") x 1.60m(5'3")

Matching suite comprising: bath with mixer shower over, low flush WC and pedestal basin. Part tiled walls. Sash window to the side. Radiator.

SECOND FLOOR

LANDING

Feature window. Exposed structural timbers. Step up to the store rooms. Radiator.

BEDROOM FIVE

4.70m(15'5") x 4.40m(14'5")

Velux roof light to the rear elevation. Casement window to the side. Two wall light points. Fitted wardrobe. Eaves access point. Wash hand basin in vanity unit. Radiator.

BEDROOM SIX

4.40m(14'5") x 3.10m(10'2")

Wash hand basin set in a vanity unit. Velux roof light to the rear elevation. Sash window to the side. Three wall light points. Fitted wardrobe. Radiator.

BATHROOM THREE

3.20m(10'6") x 2.50m(8'2")

Matching suite comprising: bath with shower over, low flush WC and pedestal basin. Velux roof light to the rear elevation. Original beams and trusses. Eaves access. Loft hatch. Radiator.

ACCESS TO STORE ROOMS

A panelled door provides access to a separate landing area with a sky light, loft hatch and radiator.

STORE ROOM ONE

6.20m(20'4") x 4.20m(13'9")

Sky light. Casement window to the side. Fitted shelves. Two radiators.

STORE ROOM

5.10m(16'9") x 4.20m(13'9")

Sky light to the front. Sash window to the side. Two wall light points. Exposed beams and trusses. Radiator.

OUTSIDE

To the side of the property there is a timber five bar gate providing access to the gravelled parking area and garden beyond. The rear garden is principally laid to lawn being bounded on the eastern side by a gravelled pathway and to the side of which is a small area of lawn with a raised stone edged flower bed containing various perennials. The traditional stone cart shed adjoins the eastern boundary wall which hosts a variety of climbing plants including Roses, Honeysuckle and Ivy to provide extra privacy. The western boundary is marked by a deep, shaped bed containing a plethora of well established trees, plants and shrubs which include Cypress, Viburnum, Holly Buddleia, Robinia, Laburnum and a host of climbing plants providing the perfect back drop to the property.

To the far end of the garden there is an octagonal Greenhouse constructed of glazed elevation above a dwarf stone wall. A nearby path meanders through various trees to a wrought iron gate leading to a lower lawn area which is partly given over to a fruit and vegetable garden. The lawn descends to the River Derwent from which it enjoys frontage and where there are a number of Willow, from there, there are lovely open views over the river to unspoilt pastureland beyond. Adjacent is the bridge over the River Derwent from which the property takes its name.



DOUBLE GARAGE

6.10m(20'0") x 5.10m(16'9")

Concrete floor. Two sets of double timber doors. Loft space. Personnel door. Casement window to the rear and side. Electric power and light.

TRADITIONAL BUILDINGS

7.59m(24'11") x 5.41m(17'9")

Traditional stone cart shed divided into two bays by a stone pillar

FORMER STABLE

4.90m(16'1") x 2.60m(8'6")

Stable door. Earth floor. Small lean-to attached formerly used as a hen house.



GENERAL INFORMATION

Services: Mains water, gas, electricity.
Septic tank drainage.

Council Tax: Band F

Postcode: YO17 8SL

Tenure: We understand that the property is freehold with vacant possession upon completion.

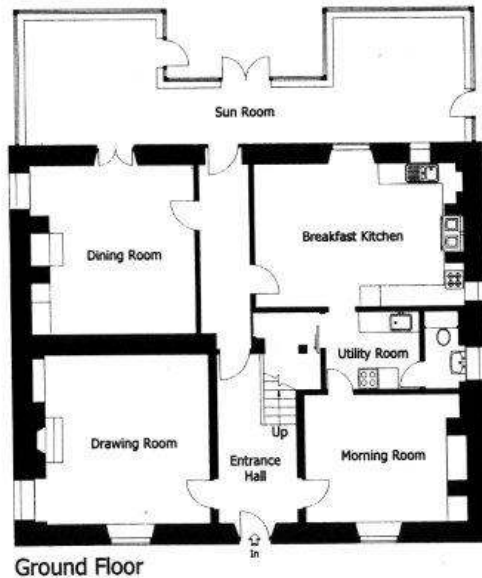
Listing: Grade II listed

Viewing: Strictly by appointment through the agents Malton office.

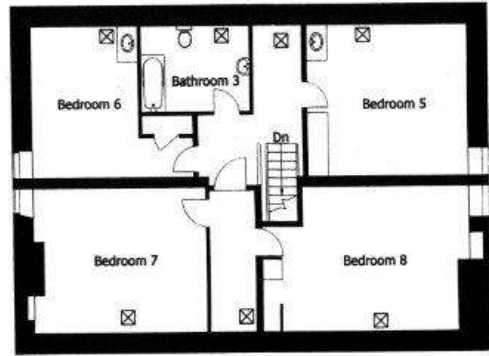
All measurements are approximate and are intended for guidance purposes only. Services as described have not been tested and cannot be guaranteed. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bridge Farm, Yedingham North Yorkshire

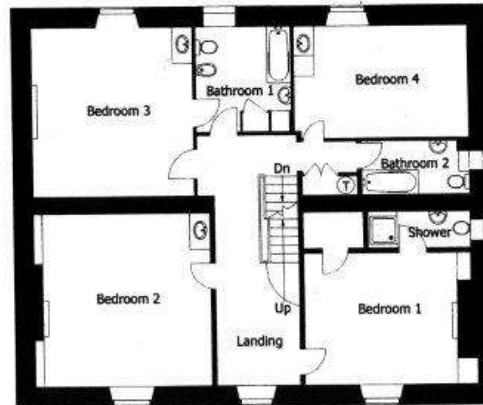
Approximate Gross Internal Floor Area: 422 sq m / 4540 sq ft



Ground Floor



Second Floor



First Floor

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This plan is for guidance only. Not drawn to scale unless stated.

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