



HEWETSON & JOHNSON

Handsome farmhouse with land, offices and significant barns

Barnby Farm , Bossall, YO60 7NS



“

Barnby Farmhouse offers a rare opportunity to own a stunning home with a ready income stream, outbuildings and land. I believe the traditional agricultural barns offer huge scope for further development.

Ben Pridden

”

- entrance Hall
- kitchen with conservatory
- gardens
- agricultural buildings
- 3 reception rooms
- up to 6 bedrooms, 2 en suite
- 3 offices to let
- in all 12.85 acres

Location

Bossall is a small village mentioned in The Domesday Book. Its 12 Century church, St Boltoph's is at the heart of the village and is Grade I Listed. Located between Malton (9.7 miles) and York (11.4 miles), it is convenient for the A64 that links Scarborough to Leeds. The surrounding countryside is traditional farmland with the Howardian Hills AONB a mile and a half to the north and the Yorkshire Wolds to the south. There is a primary school in Sand Hutton, and Stamford Bridge (4.7 miles) boasts excellent local facilities including a doctor's surgery, beauty salons, pharmacy, dentist, pubs and restaurants, butchers, bakers, newsagent, post office, and convenience store.

York is a thriving city renowned for its minster and racecourse. It offers several cultural attractions including the York Art Gallery and Theatre Royal. On the outskirts is the Vanguard Shopping Park with a Marks and Spencer and John Lewis (9 miles). York Station has regular services to London, many making the journey in under two hours.

Malton is a busy market town with a secondary school and is often referred to as Yorkshire's Food Capital. There are also supermarkets and a railway station on the Scarborough to Liverpool Line which serves York, Leeds and Manchester.

The House

The Georgian farmhouse is approached via a sweeping drive through the front paddock with its mature trees. The property commands an enviable position, with fine views over farmland and The Yorkshire Wolds.

The house offers up to 6 bedrooms and is currently arranged as a principal house and a two-bedroom guest annex. The property has undergone an extensive program of improvements including the reinstatement of the annex, a rebuilt entrance porch and much improved front hall. The principal reception rooms are accessed from the hall and offer elegant proportions with fireplaces and views, the sitting room and drawing room have French doors onto a 30 foot stone flagged terrace. The kitchen/breakfast room has the recent addition of a conservatory for informal dining, facing west across the pond.

To the front of the house is parking with a turning circle and lawned garden. There is a former barn which provides a large open garden room and a games room with electricity and water, perfect for entertaining and family life. To the back of the house is further parking and two garages.

Offices, Buildings and Land

In 2000 consent was granted to convert a range of agricultural buildings to provide three offices that can be let commercially or used as a base for a rural business. The agricultural buildings can also be let or converted to a number of alternative uses subject to planning. The brick barns as you enter the property are Grade II Listed. There is an "Overage Clause" on the agricultural buildings (details are held in The Agent's office).

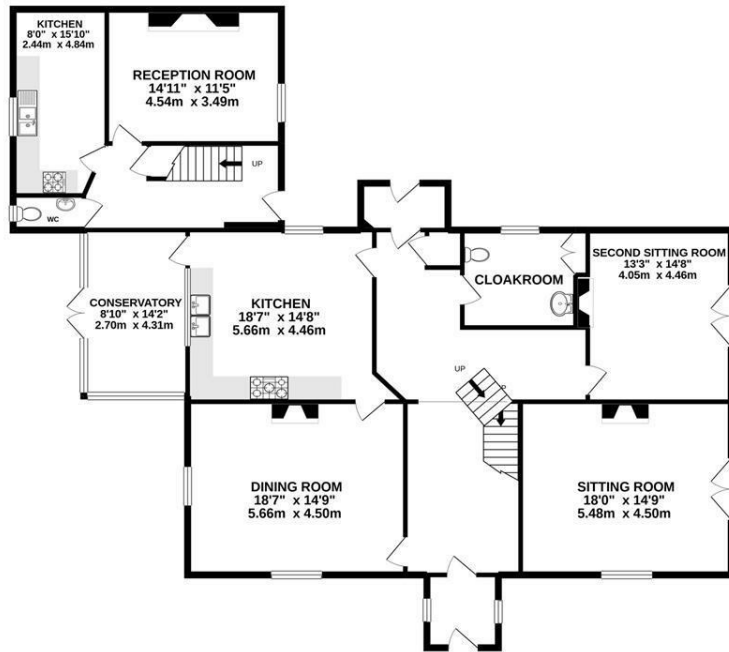
There are about 9.5 acres of paddocks, and huge potential to create further equestrian facilities including an indoor arena, in addition to the recently installed John Goodrick foaling boxes.



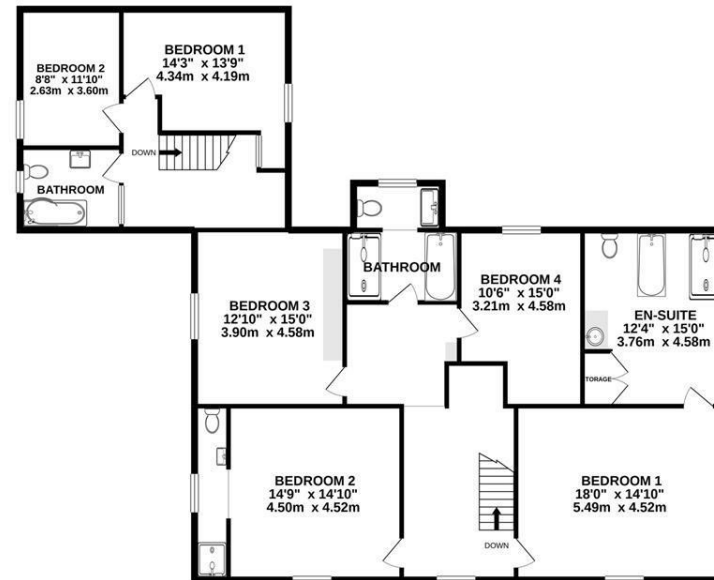




GROUND FLOOR
1954 sq.ft. (181.5 sq.m.) approx.



1ST FLOOR
1817 sq.ft. (168.8 sq.m.) approx.



TOTAL FLOOR AREA : 3771 sq.ft. (350.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2020

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		72	29
EU Directive 2002/91/EC			