

THORNTHORPE HOUSE

LANGTON, MALTON
236 ACRES



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Boulton Cooper
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THORNTHORPE HOUSE, BUNGALOW & 236 ACRES LAND LANGTON, MALTON YO17 9LX

Thornthorpe House has been farmed by the Marwood Family for the past 87 years and the sale provides a unique opportunity to purchase a first class arable farm within 3 miles of Malton and on the edge of the Wolds.

The property is offered as a whole or in 5 Lots which can be purchased in any combination.

LOT 1: Thornthorpe House, Farm Buildings and 10.66 acres Grassland

An impressive and distinguished stone built residence with Georgian front elevation and later Victorian additions, which includes 6 bedrooms on the first floor and further attic space above.

The main reception rooms face south west over looking open countryside and the farmhouse kitchen provides generous space at the rear.

Adjoining the farmhouse, there is an extensive range of farm buildings, both traditional and modern structures, and 10.66 acres of grass land including a former horse manege.

The homestead is approached by tarmac road off the Malton to Stamford Bridge road.

LOT 2: Grass Field—10.47 acres

The grass field extending to 10.47 acres is adjacent to the homestead and available to go with the Farmhouse or the Arable Land.

LOT 3: Arable field—10.03 acres

This field lies in front of the house and can be sold with Lot 1 or Lot 2

LOT 4: Arable Land - 205.48 acres

This lot covers the bulk of the land and extends to 205.48 acres in total. The soil is mainly free working over a limestone sub-base with slightly thinner soils in the northern two fields, and stronger land running to the south,

The whole farm grows excellent crops of cereals and cash roots.

LOT 5: Thornthorpe Bungalow

The bungalow is subject to an Agricultural Occupancy Clause. The accommodation includes a pleasant sitting room and 3 good bedrooms.

GUIDE PRICE: Available as a whole or in individual lots:

LOT 1: £850,000

LOT 2: £90,000

LOT 3: £100,000

LOT 4: £2,050,000

LOT 5: £150,000

The Whole: £3,250,000



THE FARMHOUSE

A predominantly 19th Century detached stone farmhouse with blue slate roof, sliding sash wood windows, UPVC gutters and downpipes.

ACCOMMODATION

Ground Floor:

Entrance Porch: open fronted to:

Entrance Hall: 4.60m(15'1'') x 2.13m(7'0'') Single radiator, staircase with under stairs cupboard.

Sitting Room (NW): 7.09m(23'3'') x 4.57m(15'0'') Decorative corncicing, front aspect single glazed bay sash window, open fireplace on a marble hearth and slips with decorative timber mantelpiece, double radiator into bay window.

Mid-Living Room: 4.57m(15'0'') x 4.27m(14'0'') Front aspect single glazed bay sash window, cast iron fireplace with decorative tiled slips, marble hearth, timber mantelpiece, double radiator, door to adjoining living room (currently blocked off).

Main Kitchen: 6.27m(20'7'') x 4.57m(15'0'') Range of base and wall mounted units with Formica work surfaces over, integral appliances including double oven and grill, four ring inset hob with extractor fan over, one and half bowl stainless steel sink and drainer with mixer taps over, double radiator, tiled floor, oil fired boiler, door to:

Side Entrance Porch: 2.79m(9'2'') x 1.22m(4'0'') plus cloakroom (5'0'' x 3'11'').

Utility Room: 5.69m(18'8'') x 4.57m(15'0'') max. Base and wall mounted units, stainless steel sink and drainer, plumbing for washing machine, door to cupboard, door to outside.

Second Kitchen: 3.68m(12'1'') x 3.20m(10'6'') plus 3'3'' x 5'11'' range of base and wall mounted units, under stairs cupboard, integral oven and grill, four ring hob with extractor fan over, plumbing for washing machine, door to outside.

Morning Room (SW): 4.52m(14'10'') x 4.60m(15'1'') Open fireplace on a tiled hearth and surround, double radiator, dado rail, French doors to outside.

Off the First Floor Landing

Bedroom 1 (NW): 6.40m(21'0'') x 4.57m(15'0'') double sliding sash windows, display alcove, decorative fireplace on a marble surround with mantelpiece, double radiator.

Bedroom 2 (NE): 6.40m(21'0'') x 4.57m(15'0'')

Double radiator, airing cupboard with hot water cylinder. Timber framed sliding sash window.

Bedroom 3 (E): 4.65m(15'3'') x 2.69m(8'10'') Widening to 10'9''. Timber frame single glazed sash window, single radiator.

Bathroom 1: 2.62m(8'7'') x 2.08m(6'10''). Rear aspect opaque single glazed window, three piece suite comprising panelled bath, electric shower over, low flush wc, pedestal wash basin, part tiled walls.

Bedroom 4 (SW): 4.24m(13'11'') x 4.57m(15'0'') Decorative fireplace with timber mantelpiece, single radiator, door to landing. Front aspect single glazed sliding sash window.

Bedroom 5 (W): 4.55m(14'11'') x 4.57m(15'0'') Front aspect single glazed sliding sash window, open cast iron fireplace on a marble hearth with tile slips and timber mantelpiece, double radiator.

Bedroom 6 (SE): 3.58m(11'9'') x 2.62m(8'7'') Double radiator, over stairs cupboard with hot water cylinder and electric immersion heater.

Bathroom 2: 2.03m(6'8'') x 2.62m(8'7'') Four piece suite comprising low flush wc, panelled bath, corner shower cubicle and pedestal wash basin, chrome heated towel rail.

To the Second Floor

Storage Space 1 (N): 6.50m(21'4'') x 4.47m(14'8'') max. Sliding sash window to the west elevation, door to eaves storage.

Storage Space 2: 4.04m(13'3'') x 2.06m(6'9'') Double glazed Velux roof light, door to loft storage.

Storage Space 3 (S): 4.45m(14'7'') x 4.85m(15'11'')

TO THE OUTSIDE

There is a tarmac driveway to the side of the farmhouse, leading to a parking area with a single storey brick range along the western elevation comprising the former kennels and fuel stores.

To the front, there is a stone flagged walkway surrounding the property which leads to a delightful west-facing lawned garden with herbaceous borders and low level wall to two sides with the Haha to the front. A beech hedgerow to the south elevation provides shelter to a substantial lawned garden with orchard and fruit garden with greenhouse, patio area and separate kennels. A stone paved walkway leads to the rear with 5 door bin store and former wash house.

Thornthorpe House

Ground Floor



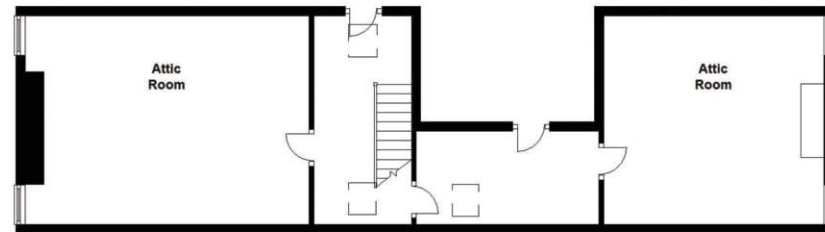
First Floor



Thornthorpe Bungalow



Second Floor





THORNTORPE BUNGALOW - LOT 5

A stone built detached bungalow under a concrete pantiled roof subject to an Agricultural Occupancy Clause.

Side Entrance: 1.70m(5'7") x 1.09m(3'7") with twin storage cupboards (4'6" x 5'7" plus 1'8")

Kitchen: 5.13m(16'10") x 4.22m(13'10") max. Front aspect UPVC double glazed window, range of base and wall mounted units, one and half bowl sink and drainer with chrome mixer taps over, Dimplex electric storage heater, plumbing for washing machine, immersion heater, chrome extractor fan.

Pantry: 1.73m(5'8") x 1.27m(4'2") Range of shelving units.

Living Room: 4.67m(15'4") x 4.29m(14'1") Dimplex electric storage heater, open fireplace on a tiled hearth and surround with timber mantelpiece. UPVC double glazed window.

Inner Hall: 5.54m(18'2") x 1.70m(5'7") Dimplex electric storage heater, loft hatch.

Bedroom 1: 3.91m(12'10") x 3.91m(12'10") UPVC double glazed windows, Dimplex electric storage heater, fitted wardrobe.

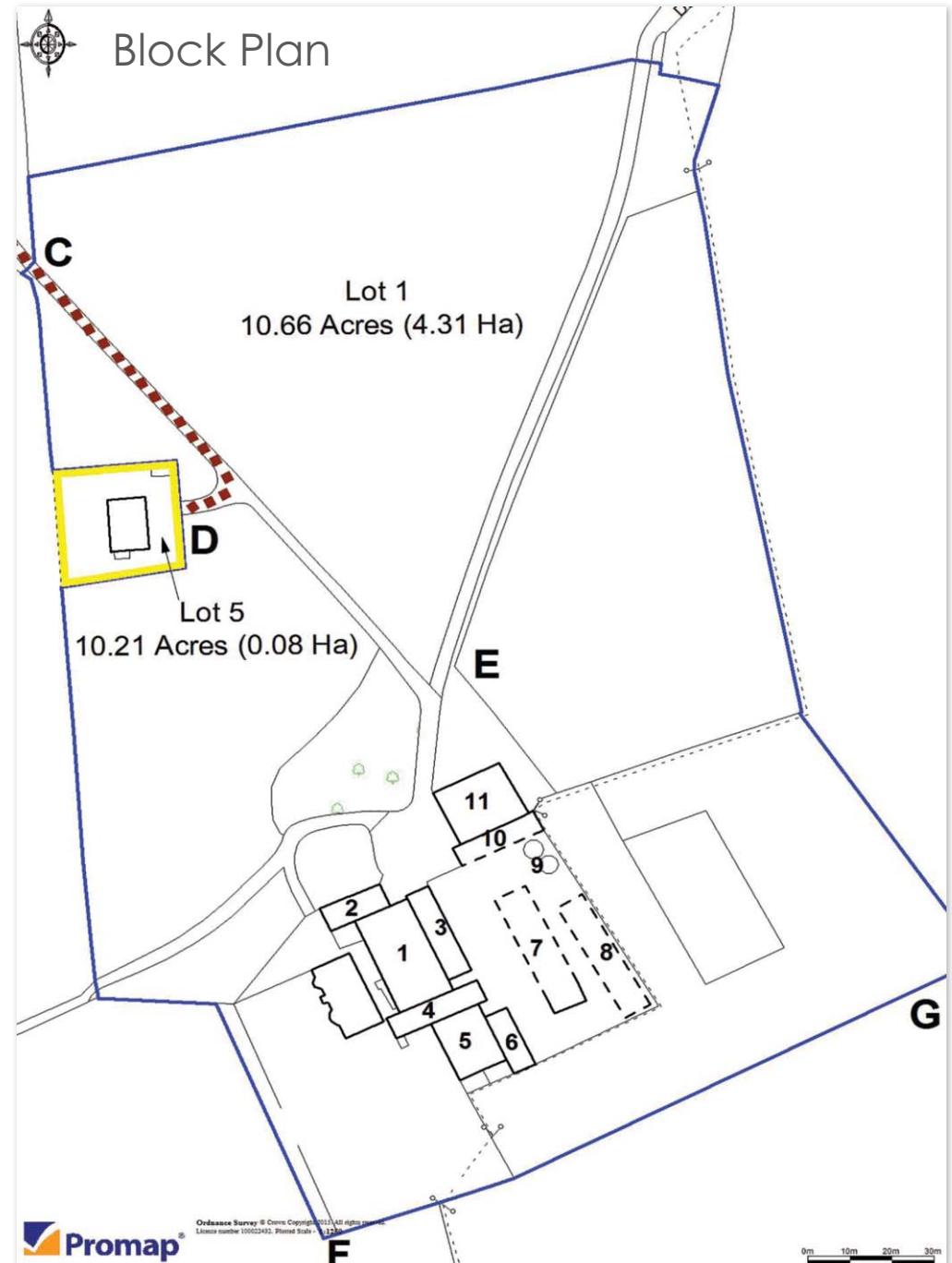
Bedroom 2: 3.94m(12'11") x 5.11m(16'9") UPVC double glazed windows, Dimplex electric storage heater.

Bedroom 3: 4.70m(15'5") x 2.69m(8'10") UPVC double glazed window, Dimplex electric storage heater.

Bathroom: 2.24m(7'4") x 2.24m(7'4") Opaque UPVC double glazed window, three piece suite comprising corner bath with Mira electric shower over, low flush wc, pedestal wash basin, part panelled walls, electric fan wall heater.

TO THE OUTSIDE

There are lawned gardens to two sides with a hard-standing gravelled driveway, detached garage of precast concrete construction under a pantiled roof, outside tap.





FARM BUILDINGS:-

See numbered buildings on the block plan.

The farm buildings lie immediately to the east of the house and are a mixture of traditional and more modern structures.

1. Traditional Fold Yard

85' x 45' (25.9m x 13.7m) constructed in 1960's; steel portal framed building with fibre cement sheeted roof, and concrete floor. Surrounding this yard are a range of traditional buildings as follows:

2. North Range

40' x 17' (12.2m x 5.18m) stone building under a fibre cement roof and now a fold yard but originally the stables for the main house.

3. Two Storey Barn

80' x 20' (24.4m x 6.1m) constructed of brick and stone under a pantile roof divided into a garage, and loose boxes with part of the building having a granary floor above.

4. South Range

Stone buildings under a fibre cement roof with concrete floors, comprising a former Cow House 40' x 16' (12.2m x 4.9m) now divided into a Stable and Storage Building. Immediately adjacent is a brick and pantile building 22' x 20' (6.7m x 6.1m) providing a loose box, stable and garage.

5. Fold Yard

40' x 30' (12.2m x 9.1m) timber framed building under a fibre cement roof with concrete floor. This yard opens into brick buildings 36' x 13'4" (10.9m x 4.1m).

6. Two Storey Brick Barn

45' x 20' (13.7m x 6.1m) under a French clay tile roof with a date stone of 1895, providing storage and with door to internal stone steps to the first floor granary.

7. Seven Bay Dutch Barn

105' x 25' (32m x 7.6m) timber framed building with fibre cement roof. With two bays enclosed and housing a grain reception pit and elevator. Concrete floors to three bays. Granary floor over six of the bays.

8. Seven Bay Dutch Barn

105' x 22' (32m x 6.7m) steel framed building with a corrugated iron roof replaced approximately fifteen years ago. Earth floor.

9. Grain Bins x 2

Each with approximately 45T Capacity.

10. Traditional Six Bay Cart Shed

65' x 16' (19.8m x 4.9m) constructed of brick under a pantile roof and predominantly open fronted with one bay enclosed.

11. Grain Store

54' x 45' (16.5m x 13.7m) constructed in 1983 with the whole building having a concrete floor, and two thirds of the building having concrete side panelling in this steel portal frame building with profile steel sheeting. Large sliding doors to the front, and side access door.

THE LAND:

The land lies in a ring fence around the homestead and is detached from the main road down a tarmac access drive.

The farm overlays a limestone base which rises to the surface towards the north giving some 45 acres of free working limestone soil with 155 acres of more bodied land to the south.

In addition there are 30 acres of grassland around the homestead.

The soil is all classified Grade 2 & 3 and is technically described as part of the Aberford Series on the upper ground which is "shallow locally brashy, well drained calcareous fine loamy soils over limestone"; and on the lower ground part of the Rivington Series which are "well drained coarse, loamy soils over sandstone".

The whole is considered suitable for cereals and root crops.



Schedule of Areas - Lot 1 Farmhouse & Buildings			
OS Map Ref	Description	Field Size (Ha)	Field Size (Ac)
SE7967 0465	Grass	2.26	5.56
SE7967 1264	Grass	0.72	1.78
Pt SE7967 1656	Grass & Manege	0.69	1.71
	House & Buildings est.	0.63	1.56
Pt SE7867 9940	Ha Ha	0.02	0.05
Total Area		4.31	10.66

Schedule of Areas - Lot 2 Grass Field			
OS Map Ref	Description	Field Size (Ha)	Field Size (Ac)
Pt SE7967 1656	Grass	4.15	10.25
SE7967 0828	Pond	0.09	0.22
Total Area		4.24	10.47

Schedule of Areas - Lot 3 Grass Field			
OS Map Ref	Description	Field Size (Ha)	Field Size (Ac)
Pt SE7867 9940	Spring Barley	4.06	10.03

Schedule of Areas - Lot 4 Arable & Grassland			
OS Map Ref	Description	Field Size (Ha)	Field Size (Ac)
SE7967 3742	Grass	4.86	12.01
SE7867 9159	OSR	3.81	9.41
SE7967 3167	Winter Wheat	8.83	21.82
SE7967 0895	Spring Beans	6.91	17.07
SE7967 8894	Spring Barley	8.14	20.11
SE7968 0933	Spring Barley	13.45	33.24
SE7968 3562	Winter Barley	7.83	19.35
SE7968 5140	Winter Barley	9.73	24.04
SE7968 6180	Winter Wheat	7.95	19.64
SE7968 4016	OSR	5.92	14.63
SE7968 3602	OSR	5.52	13.64
SE7968 6655	Wood	0.21	0.52
Total Area		83.16	205.48

Schedule of Areas - Lot 5 Bungalow			
OS Map Ref	Description	Field Size (Ha)	Field Size (Ac)
	Bungalow	0.08	0.21
Total Area All Lots		95.85	236.85



GENERAL INFORMATION

LOCATION: Thornthorpe is 3 miles south of Malton and Norton.

DIRECTIONS: From the level crossing between the 2 towns, take the Stamford Bridge Road and about 1 mile after leaving the 30mph sign turn left after the brow of a hill; the access road is 1/2 mile to the farm and is a public road to the homestead.

SERVICES:

Thornthorpe House: Mains water and electricity, septic tank drainage. Oil fired central heating to ground and first floor. There is also a wood and straw burning boiler which provides heat for the house.

Thornthorpe Bungalow: Mains water and electricity, septic tank drainage. Electric storage heaters.

TENURE: Freehold with vacant possession on completion.

OUTGOINGS: The Farmhouse is in Council Tax Band F; The Bungalow is in Council Tax Band D

ACCESS ROAD: From the main road, point A on the sale plan, the access road is council maintained up to the homestead, point E on the plan.

The Purchaser of the land (Lot 4) will not have access beyond point C on the plan.

The Purchaser of the bungalow (Lot 5) will have a right of way from the Council maintained road to the bungalow point D, subject to maintenance costs.

WAYLEAVES & EASEMENTS: There is an electricity pole line crossing the land from Langton village to the homestead, servicing Thornthorpe House and Bungalow.

The mains water runs from Mantledam Bridge at Langton across Lot 2 to a meter in the homestead (Lot 1). Yorkshire Water (YWA) are believed to be responsible for the pipe up to the meter.

The Bungalow (Lot 5) has its water off the homestead supply and the Purchaser will undertake to install a meter and pay an apportioned charge.

The Purchasers of Lots 2 and 4 will have the right to connect into the YWA mains supply in Field No 1656 at their own expense and being responsible for any damage.

There is a short length of mains water crossing the northern fields.

FENCING: The Purchaser of Lot 1 will be responsible for erecting a stockproof fence between points F and G on the plans if Lot 2 is sold separately.

RIGHTS OF WAY: There are several public rights of way crossing the farm.

SPORTING RIGHTS: The Sporting Rights are in hand and included with the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephenson & Son for themselves and the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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LOCAL AUTHORITY: Ryedale District Council, Ryedale House, Malton, YO17 7HH

BASIC PAYMENT SCHEME: The land is registered with the Rural Payments Agency and included on the Rural Land Register. Entitlements extending in total to 94.31ha will be transferred subject to RPA approval for a fee of £150 + VAT per transaction. The Vendors have reserved the 2015 claim.

ENVIRONMENTAL SCHEMES: No stewardship schemes.

NITRATE VULNERABLE ZONE: Most of the farm lies within an N.V.Z.

CROPPING HISTORY: Details of the last 5 years cropping are available from the Agents. No potatoes have been grown for 7 years.

HEALTH AND SAFETY: Interested parties are reminded that the property is a working farm. We therefore ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES: The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the Title Deeds.

VIEWINGS: Strictly by appointment with our Stephenson and Son, York Auction Centre Office or our Boulton and Cooper, Malton Office. Open viewing days to be arranged.

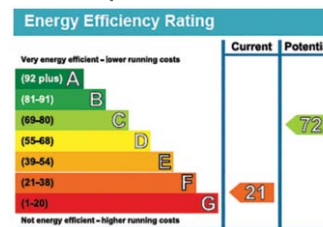
AGENT CONTACTS:

For further information or negotiation please contact:

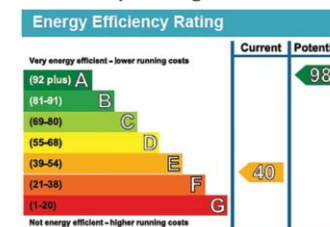
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- Henry Scott MSc MRICS (email: henry.scott@boultoncooper.co.uk Tel: 01653 692151, Mobile: 07739 983806)
- James Stephenson MA (Cantab)FRICS FAAV (email: jfs@stephenson.co.uk, Tel: 01904 489731, Mobile: 07801 685661).

METHOD OF SALE: For sale by Private Treaty as a whole or in Lots. Interested parties are asked to register their interest with the Agents and particularly so for those downloading off the website.

Thornthorpe House



Thornthorpe Bungalow



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- iv. We will not be liable in negligence or otherwise for any loss arising from the use of these particulars.
- v. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for the requirements.
- vi. We can give no warranty or representation whatsoever in relation to the farming prospects or other matters



