



FIRTH HOUSE FARM
High Ellington, Ripon



GSC GRAYS
PROPERTY • ESTATES • LAND

FIRTH HOUSE FARM

HOUSE AND FARM STEADING, HAREGILL BANK,
HIGH ELLINGTON, RIPON, HG4 4PR

A UNIQUE OPPORTUNITY TO ACQUIRE A FLEXIBLE PROSPECT OF SUBSTANTIAL, STONE, GRADE II LISTED FARMHOUSE ENJOYING FAR-REACHING COUNTRYSIDE VIEWS. THERE IS THE OPTION TO PURCHASE, EITHER ALONE OR ALONGSIDE THE FARMHOUSE, A STAND-ALONE FARM STEADING WHICH BENEFITS FROM PLANNING PERMISSION TO CREATE THREE 3-4 BEDROOM DWELLINGS WITH ANCILLARY GARAGING. IN ADDITION, THERE IS THE POTENTIAL TO PURCHASE FURTHER LAND EXTENDING TO APPROXIMATELY 8.24 ACRES.

Farmhouse

Entrance Hall • Dining Kitchen • Four Reception Rooms • Boot Room
Six Bedrooms • House Bathroom • Parking • Gardens

Farm Steading

Planning Permission Granted for Three 3-4 Bedroom Properties
Garaging • Private Gardens & Grounds

Land

Grazing Land Extending to 8.24 Acres Approx, Available by Separate Negotiation



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5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk





Situation and Amenities

High Ellington is a lower Wensleydale village in North Yorkshire, with countryside walks on the doorstep. The Georgian market town of Masham is only about 2.5 miles away and has one of the largest marketplaces in North Yorkshire with a good range of independent and national retailers, cafés, public houses, the well-renowned Black Sheep and Theakstons Breweries, restaurants, a Co-Operative and doctors' surgery. The Swinton Park Hotel and Country Club and Masham Golf Club are also in close proximity.

There are primary schools in Masham and secondary schools in nearby Ripon and Bedale, including Ripon Grammar School.

The market town of Leyburn, 9 miles away, also has many excellent local and artisan shops, a weekly outdoor market, filling station, doctors' surgery, dentist, primary and secondary schools and a sixth form college. It is also home to one of the largest auction houses in the UK, Tennants Auctioneers on the eastern outskirts of the town.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Queen Ethelburgas College and further opportunities in York and Harrogate.

The village has relatively easy access to the A1, approximately 10 miles away. The nearest train station is at Northallerton (about 17 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport.

Firth House Farm

The Grade II Listed farmhouse boasts several character features throughout including stone flagged flooring, exposed beams, traditional ironmongery, various alcoves, timber window shutters and log-burning stoves set on stone hearths, to name a few. The property would benefit from modernisation throughout.

There is a boot room to the rear, which leads into a substantial entrance hall with vaulted ceiling and doors into the dining

kitchen, sitting room and storage area/ potential home office.

The dining kitchen has a range of units, a characterful fireplace, ample space for a table and a staircase to the first floor. The sitting room also benefits from a fireplace and leads into the front entrance porch, where there is an additional staircase to the first floor landing. There is a further, good-sized living room overlooking the front garden, along with two additional reception areas which could be used as a family/sitting room with adjacent playroom.

The first floor has six bedrooms, five of which are good-sized doubles, along with a house bathroom with walk-in storage area, which could be used as a laundry room.

Externally

The farmhouse has private parking for several vehicles and a stone-built detached outhouse providing useful storage space. The garden is mainly laid to lawn and has plenty of potential for further landscaping.

Firth House Farm Steading Development

The steading at Firth House Farm comprises an extensive range of modern and traditional stone farm buildings with a large courtyard and good road access.

Planning consent (ref: 21/05079/FUL) has been granted to convert the traditional stone buildings into three, 3 & 4-bedroom residential units together with ancillary garage and storage space in the old Dutch Barn. Full details and drawings are available on the North Yorkshire Planning portal, but copies are also available from the Selling Agents.

The site itself is most attractive, being self contained and separate from the main farmhouse, with a considerable amount of surrounding space, allowing for large plots and communal areas. Once the site is cleared, it will show a pleasant view to the north and east.

There is the opportunity to purchase the farm steading with planning permission, without the farmhouse. Please note the farm steading and land can be purchased in isolation, however the farmhouse is not available without the additional purchase of the development site.

Additional Land Opportunity

In addition to the farmhouse and steading, the vendor has agreed to make available to buy alongside them, some or all of the land highlighted in green in the sale particulars. The entire field extends to about 8.24 acres (3.33ha). Interested parties should discuss their interest separately with the Selling Agents.

PLEASE NOTE THAT THIS LAND IS NOT AVAILABLE SEPARATELY AND CAN ONLY BE PURCHASED ALONG WITH THE FARMHOUSE AND STEADING. THE LAND HIGHLIGHTED IN GREEN IS AVAILABLE BY SEPARATE NEGOTIATION.

Tenure

The property is freehold and will be offered with vacant possession on completion.





Viewings

Strictly by appointment with GSC Grays. Tel: 01748 829217

Local Authority

North Yorkshire County Council Tel: 0300 131 2131

Council Tax

Band E.

What3words

Farm Steading: ///broached.slips.hides

Farmhouse: ///scouted.whisker.smelter

Services

The farmhouse and steading are currently connected to a mains electricity and water supply with private drainage which is expected to be non-compliant. Where services are shared between the farmhouse and steading it will be the responsibility of the purchaser of the steading to arrange and pay for the separation as required.

Wayleaves and Covenants

Firth House Farm is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Reservations

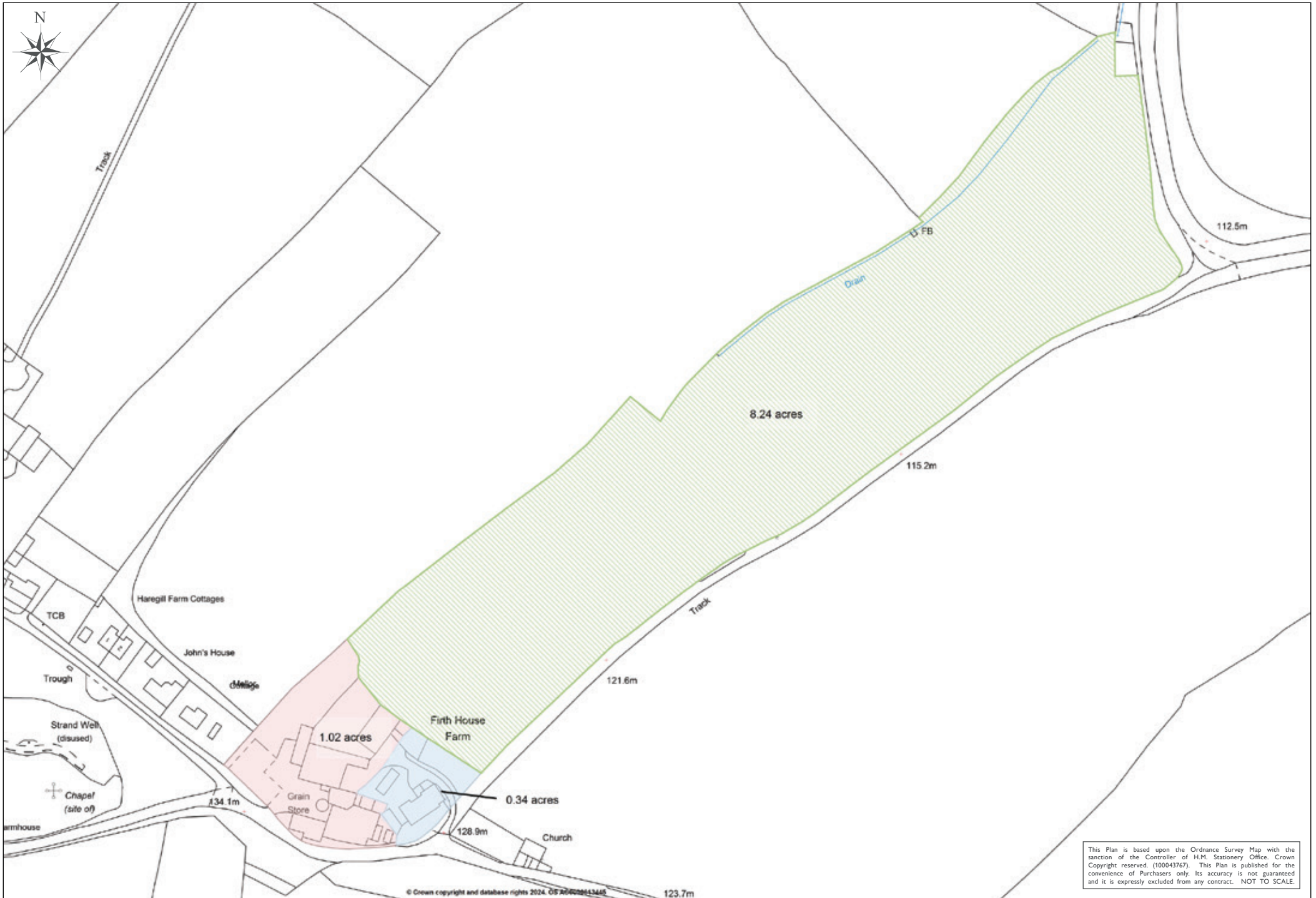
There will be a restrictive covenant on change of use of any part of the property to avoid commercial conflict with Swinton Estate and its businesses.

Swinton Estate reserves the right of pre-emption on any subsequent sales of any part of the property, with the exception of the newly created dwellings.

Agent's Note

We understand that asbestos is present in some of the outbuildings.



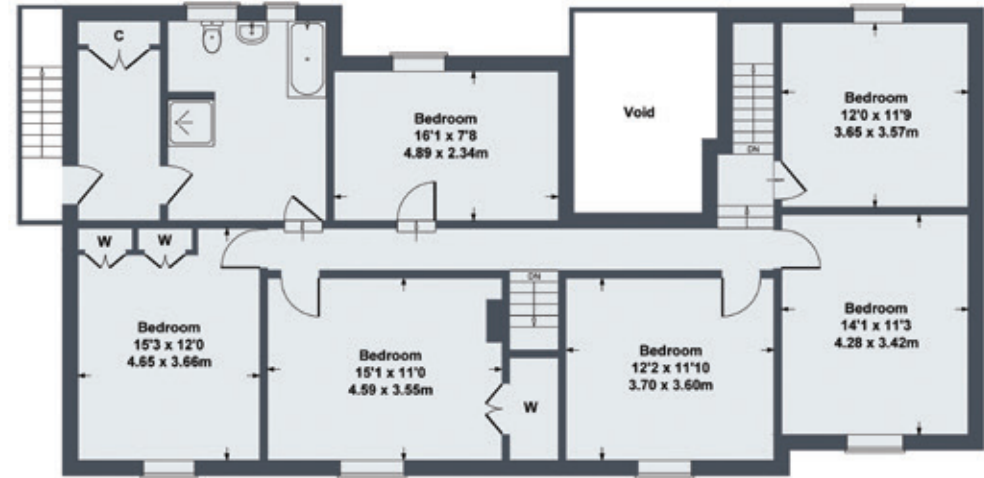
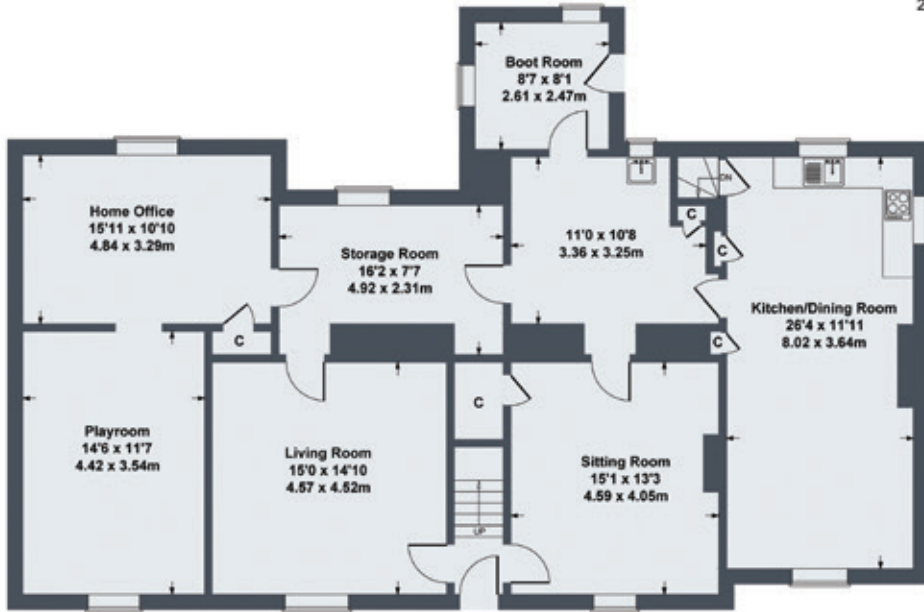


This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



Firth Farm, High Ellington

Approximate Gross Internal Area
2992 sq ft - 278 sq m

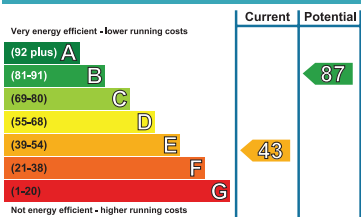


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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5. 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024
Photographs taken: October 2023