



STONEHOUSE FARM

Fangdale Beck, Chop Gate, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND



STONEHOUSE FARM

FANGDALE BECK, CHOP GATE, NORTH YORKSHIRE, TS9 7LF

Stokesley 12 miles, Helmsley 9.5 miles, Thirsk 15.5 miles, York 34 miles
(all distances are approximate)

**A STUNNING, GRASSLAND FARM WITH FARMHOUSE, CONVERTED BARN, SEPARATE COTTAGE, OUTBUILDINGS,
PRODUCTIVE MEADOWS AND STUNNING VIEWS OVER BILSDALE IN THE NORTH YORK MOORS NATIONAL PARK.**

Traditional stone-built farmhouse with large kitchen, 2 reception rooms, 3 bedrooms and bathroom.

Adjoining stone barn converted to high quality, unrestricted, secondary accommodation providing a further 3 bedrooms, bathroom and shower room.

Separate two bedroom cottage and outbuildings.

Productive mowable pasture and permanent grazing.

Private spring fed water supply and private drainage • Solar PV and mains electricity.

Sporting rights included.

Grazing rights for 200 sheep on Bilsdale West Moor.

About 61.76 acres (24.99 ha)

FOR SALE AS A WHOLE



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Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Boroughbridge
Tel: 01423 590500

Chester-le-Street
Tel: 0191 303 9540

Driffield
Tel: 01377 337180

Kirkby Lonsdale
Tel: 01524 880320

Situation

Stonehouse Farm lies in a wonderfully peaceful setting beyond the pretty hamlet of Fangdale Beck in the heart of Bilsdale in the North York Moors National Park. Fangdale Beck lies just to the west of the B1257 between Helmsley (10 miles) in the south and Stokesley (12 miles) in the north on one of the most popular tourist routes through The Moors.

Both Stokesley and Helmsley have excellent local shops and services with busy market squares while the nearest village is Chop Gate about 3 miles north, with primary school, pub, cricket club and village hall. The beaches of Whitby and Scarborough are about 45 minutes' drive.

Thirsk is the nearest main town (15.5 miles) which lies on the main east coast rail line providing a regular service to York, Newcastle, and London Kings Cross.

The farm lies beyond the hamlet of Fangdale Beck accessed over a private track shared with the neighbouring farmer.

Description

Stonehouse Farm is a grassland farm with a stunning farmhouse, adjoining barn converted into high quality ancillary accommodation, a separate cottage and outbuildings in about 61 acres of mixed grazing and mowable pasture all set in

a peaceful and stunningly beautiful dale in the North York Moors National Park. It is currently run as a family home with occasional holiday lets and land all farmed in-hand.

The Barn is registered as a holiday let but for the last 15 months has been in use by the owners. The cottage has been used by the family and not let out and now offers considerable scope to add to the farm business.

The Farmhouse

The traditional, 17th century, stone-built farmhouse has been extended into the adjoining byre adding a larger kitchen and huge boot room and now provides spacious family accommodation over two floors (about 1850 sqft).

The accommodation comprises:

Ground Floor – Hallway, living room, farmhouse kitchen, sitting room/office, large boot room, WC, utility room.

First Floor – Three bedrooms and family bathroom, storage area/linen cupboard and loft access.

There is a useful yard area for parking and storage and a lovely south facing terraced garden looking straight down the dale.





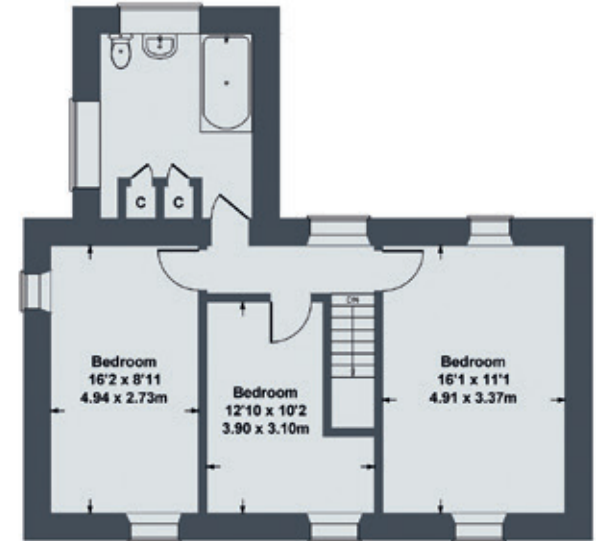


Stonehouse, Fangdale Beck

Approximate Gross Internal Area
3068 sq ft - 285 sq m



STONEHOUSE BARN FIRST FLOOR



STONEHOUSE FARM FIRST FLOOR



STONEHOUSE BARN GROUND FLOOR

STONEHOUSE FARM GROUND FLOOR

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



The Barn

The barn was converted in 2015, originally for holiday accommodation, but the terms of occupancy have been varied (NYM/2015/0060/FL) to allow it to be used as residential accommodation ancillary to the main house if required. Until recently it was run as a very successful 5* holiday let offering three bedrooms, bathroom, shower room and a lovely open plan living / kitchen/ dining area. It is rated as a holiday let and until last year, when it was brought back in for family use, generated an annual income of around £12,000 from the 25 weeks it was available.



The Barn

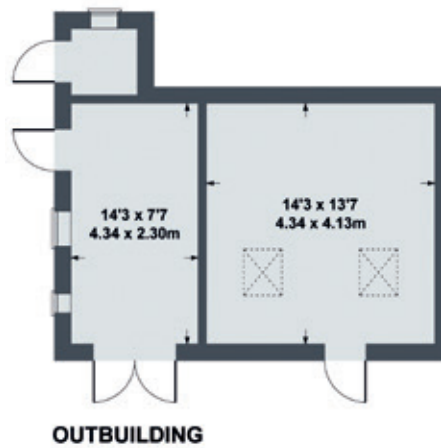
The Barn

Stonehouse Cottage

This is a very pretty detached, 17th century stone built cottage lying to the north of the farmhouse set in its own small garden area. It is laid out to provide a sitting room, kitchen and bathroom on the ground floor and two first floor bedrooms.

Farm Buildings

A stone byre and store lie opposite the cottage and has great scope for alternative use subject to planning. There is a useful portable stable providing good and secure storage or use for livestock. Planning consent was granted in 2015 (Ref: NYM/2015/0056/AGRP) to erect a general-purpose steel framed shed (40' x 30') which has since lapsed.



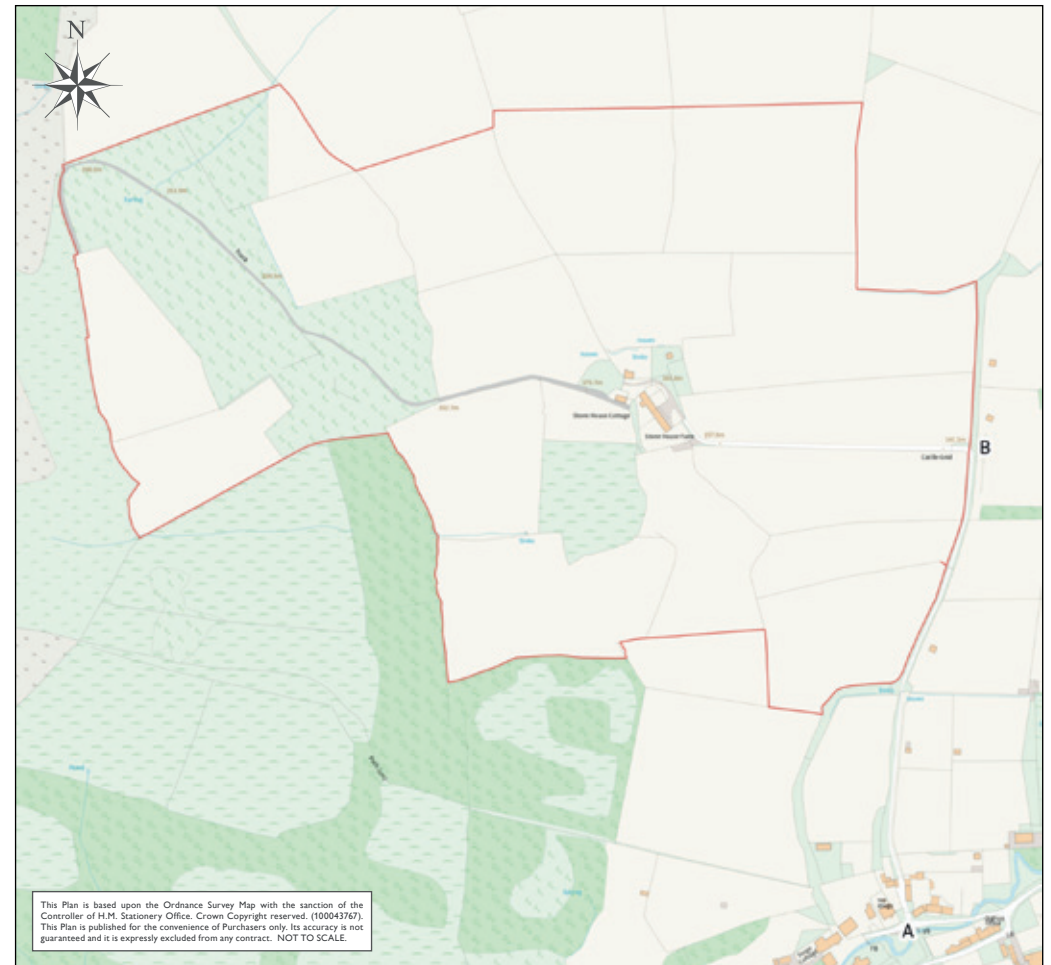
Farmland

The farmland surrounds the property within a ring fence. It includes excellent mowable pasture on the lower ground extending to about 23 acres and attractive mixed permanent and rough grazing behind running up to the moor. The land is enclosed with recently repaired stone walling, new and repaired fencing and is stock proof throughout and has access to water from field troughs from the private supply.

The land is farmed in hand.

Field No	Mowing Pasture	Permanent Pasture	Rough Grazing	Wood	Other	Total (Ha)	Total (Ac)
6901			0.66			0.66	1.64
8806		0.37				0.37	0.91
6003		1.2				1.2	2.97
8806	1.21					1.21	2.99
7615		0.87				0.87	2.16
8325	1.76					1.76	4.34
4107					0.01	0.01	0.03
7895		1.05				1.05	2.59
6213		1.17				1.17	2.89
7605					0.38	0.38	0.94
3915			3.51			3.51	8.68
9095	0.65					0.65	1.61
8814	1.86					1.86	4.61
6591		1.67				1.67	4.13
3212		1.01				1.01	2.49
4227			0.78			0.78	1.93
3502		0.89				0.89	2.2
8802	1.21					1.21	2.99
9089	1.18					1.18	2.92
4820		0.91				0.91	2.25
5823		1.15				1.15	2.84
6926		1.44				1.44	3.56
Orchard				0.04		0.04	0.1
	7.87	11.36	4.29	0.04	0.39	24.99	61.76

In addition, there are grazing rights for 200 sheep on Bilsdale West Moor. Further details, are available from the Selling Agents.



GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession on completion.

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

There is a public foot path which runs behind the farmhouse and in front of the cottage accessing the fell beyond.

Services

The farm is supplied with mains electricity and water from a private spring fed supply with filtration system. Drainage is to a recently upgraded private system to include both the farmhouse, barn and Cottage. A discharge certificate available.

Solar PV energy is sold back to the grid on a Feed in Tariff generating approximately £1,500 per annum.

Excellent broadband through Starlink.

Local Authorities

North Yorkshire County Council

Council Tax and Rateable Values

Farmhouse – Band G

Cottage – Band B

Barn – RV £3,350

EPCs

Farmhouse – 59 D

Cottage – 13 G

Barn – 72 C

Basic Payment Scheme Entitlements

The land has been registered under Rural Land Registry. The BPS Entitlements were de-linked from the land at the end of 2023 and all remaining payments will be retained and not included in the sale.

Method of Sale

Stonehouse Farm is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance of all boundary fences will be the responsibility of the purchaser unless otherwise stated.

Sporting & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Farm Sale

The seller reserves the right to hold a farm sale within six weeks of the date of completion.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (TS9 7LF)

From Helmsley head northwest on the B1257 for about 9 miles passing signs to Rievaulx Abbey, skirting Rievaulx Moor and up into Bilsdale valley. Turn left at the green telephone box and on into the hamlet of Fangdale Beck on the single-track lane. Keep right at the first junction into the main part of the village. Directly opposite the notice board is the gate up to Stonehouse Farm which is at the end of the track.

The track is shared with the neighbouring property up to the start of the farm boundary, after which it is owned and the sole responsibility of the owner of Stonehouse Farm.

What3words Reference: eased.theory.losing

Conditions of Sale

Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers

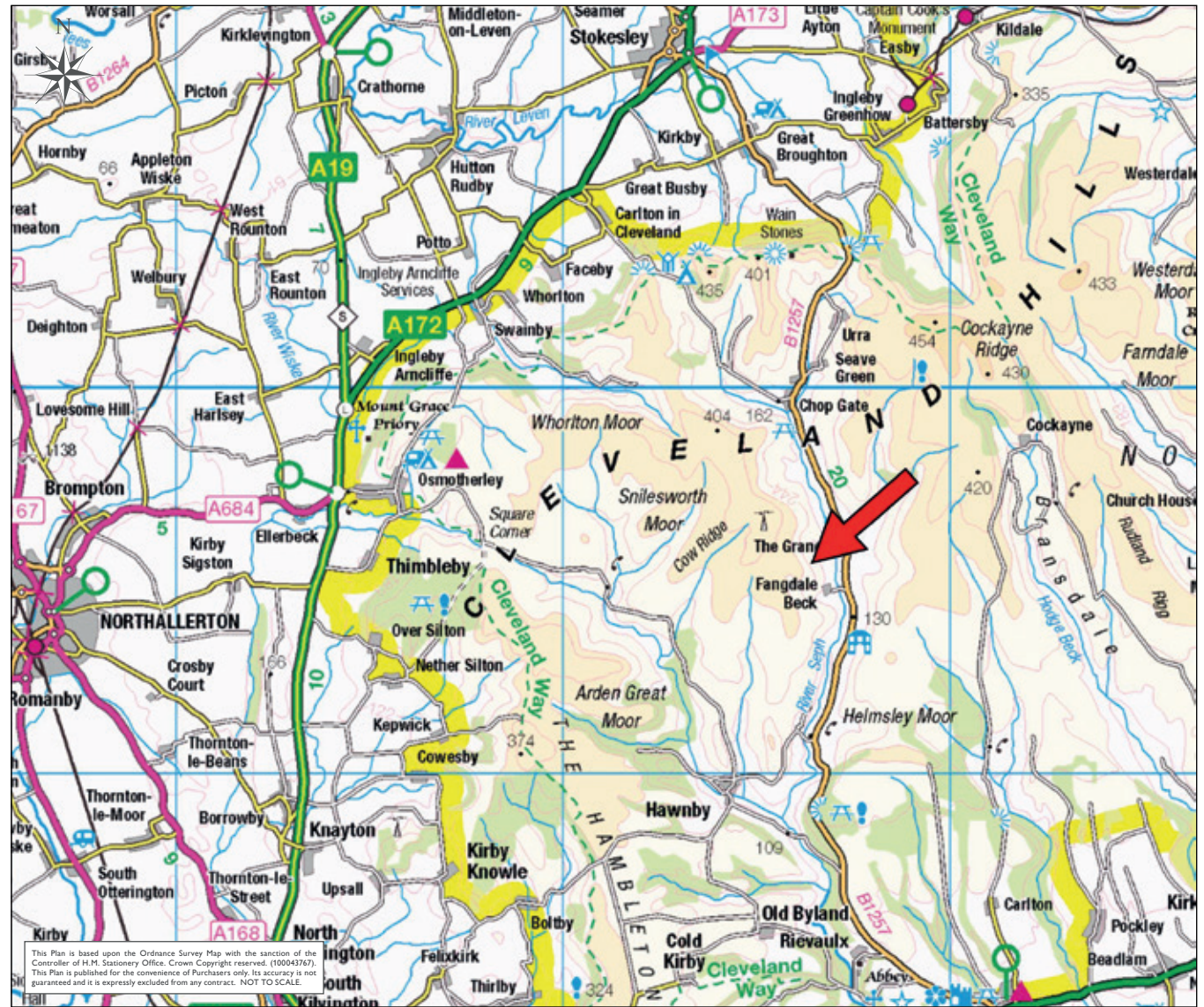
Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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.

DISCLAIMER NOTICE:

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

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- 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.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on 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 property.

Particulars written: March 2025 Photographs taken: 2023

