

AISKEW FARM

The Bridge, Bedale, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



AISKEW FARM

THE BRIDGE, BEDALE, NORTH YORKSHIRE, DL8 1AW

Bedale - ½ mile, Northallerton - 7 miles, A1(M) junction 51 - 1.5 miles
(Distances Approximate)

A COMPLETELY PRIVATE SMALL FARM IN A VERY ACCESSIBLE LOCATION INCLUDING A BEAUTIFULLY PRESENTED FARMHOUSE, ADJOINING COURTYARD OUTBUILDINGS, DELIGHTFUL GARDENS AND GROUNDS, MODERN EQUESTRIAN FACILITIES AND LAND EXTENDING TO ABOUT 42 ACRES

- Farmhouse with hall, cloakroom and WC, utility/boiler room, kitchen, breakfast room, sitting room, reception hall, dining room. Main bedroom with ensuite shower room and built in wardrobes, three further bedrooms and family bathroom.
- Sunny sheltered gardens. Long private drive. All-weather tennis court.
- Courtyard outbuildings providing, carport, games room, mess room, kitchen and shower room, garden store, stable, annex and store.
 - American barn style stabling with eight foaling sized boxes, tack room and feed store. All-weather outdoor arena.
 - Useful barns and stores.
- Extensive grazing and protective woodland.

In all about 44.70 acres (18.09 ha)
FOR SALE AS A WHOLE



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Richmond, North Yorkshire, DL9 4QL
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farmagency@gscgrays.co.uk



Situation & Amenities

Aiskew Farm is tucked away at the end of a long private drive on the eastern edge of the market town of Bedale in a quiet and secluded spot with no public rights of way or possible future development to spoil it. It is less than two miles to the A1 at the Leeming Bar junction 51 and within 20 minutes' drive of Northallerton and the train station with regular York and London connections.

Bedale is the nearest town with a full range of shops and services and an attractive market square. It also has a swimming pool and leisure centre, golf club, football and tennis club and a new doctor's surgery. There is a fuel station and local store in Aiskew village.

Northallerton is the nearest town for a wider range of shops, supermarkets, and services.

There is a primary school in Bedale and the main secondary school at Northallerton with bus pick up at the end of the lane. Private schooling is available nearby including Aysgarth and Cundall's Prep Schools, and various senior schools in and around York.

The Yorkshire Dales National Park lies nearby to the west and the sandy beaches of the North Yorkshire coast from Whitby to Filey are close enough for a day trip.

Description

Aiskew Farm extends in total to about 44.7 acres and is centred around a very pretty, brick built farmhouse which has been extended and modernised into a lovely family home, a courtyard of outbuildings offering lots of potential, excellent stabling and equestrian facilities and grazing over more than 40 acres of land.

Farmhouse

The farmhouse dates from the 18th century but has been extended and modernised and is beautifully presented throughout. It includes timber sash and case double glazed windows and doors, an Aga and top quality kitchen and bathroom fittings. It has oil-fired central heating as well as several open fires.





Adjoining outbuildings create an attractive south facing courtyard terrace and the sheltered southwest facing front garden catches the evening sun in summer before it goes behind the mature Leylandii hedge.

The accommodation at Aiskew Farmhouse is set out over two floors, is bright and spacious and includes:

Ground Floor: Hall, dining room, stair hall, kitchen and breakfast room, sitting room, utility, cloakroom and WC.

First Floor: Main bedroom with en-suite bathroom and walk in wardrobe, three further bedrooms and family bathroom.

It also has a large, boxed out attic with lots of potential.

Garden

The gardens are very well laid out, protected by mature, hedge, tree and shrub planting and makes the most of the lovely southern aspect. An all-weather tennis court (needing resurfaced) adds greatly to the amenity and there are pockets of sheltered, private lawns to hide away in.

Courtyard

The courtyard of brick outbuildings has been partially converted into annex accommodation for the house although the original intention was to provide two flats for grooms at the stable yard. It now provides a carport, games room, mess room (for stables staff) with canteen and shower, garden and equestrian stores, stable and old byre.

Equestrian Facilities

Beyond the courtyard is a purpose built, American Barn style, stable block with eight, foaling-sized loose boxes (4.2m x 4.2m), feed store and tack room.

Behind these and with access to a useful yard, are a range of timber built barns and stores including a covered horse walker (redundant) area.

An outdoor arena with sand and rubber surface lies beyond and links back to the main driveway so that visitors do not have to drive past the house. There are a variety of jumps and training aides which are available separately.



The Land

The land extends to about 44.7 acres in total with the house and steading set pretty much in the middle. It is good quality farmland which has been in arable production but was sown to grass some 25 years ago since when it has been used as turn out paddocks for horses in training. At one time a sand based gallop was created around the perimeter of the farm with a belt of trees planted for shelter and privacy. The land is enclosed by post and rail fencing and there are field shelters (needing some attention) and water to each field enclosure.

Services

Metered mains water, mains electricity and private drainage. Compliance certificate provided.

Wayleaves and covenants

The property is sold subject to and with the benefits 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.

Local Authority

North Yorkshire Council

Council Tax

Band F

Energy Performance Certificate

Rating 39(E)

Method of Sale

Aiskew 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.

Sporting and Mineral Rights

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

Timber

All standing and fallen timber is included in the sale.







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.

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.

Solicitors

Robinson Murphy Solicitors, Newcastle 0191 230 5023

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

The approach to Aiskew Farm is through the village of Aiskew on the eastern fringes of Bedale, down Blind Lane, over the Wensleydale heritage railway line and onto Love Lane. At the end of the lane are the gates to Aiskew Farm through which there is no public access.

what3words: /// shaped.perfected.galloping

Postcode (DL8 1AW)





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 outgoing shall be apportioned between the seller and the purchaser(s) as at the date of completion.

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Aiskew Farm, Bedale

Approximate Gross Internal Area
 House : 2799 sq ft - 260 sq m
 Outbuilding : 1948 sq ft - 181 sq m
 Total : 4747 sq ft - 441 sq m
 (Excluding Carport)



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.

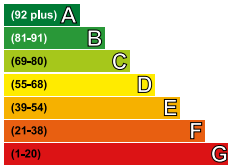
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Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
39	83

Not energy efficient - higher running costs

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 correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. 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.
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: April 2025

Photographs taken: 2025

