

Peter
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ESTATE AGENTS



RAKE FARM, GLAISDALE, NORTH YORKSHIRE
NORTH YORKSHIRE, YO21 2QT

www.peterillingworth.co.uk

Price Guide £1,170,000

Situated within the outstanding North York Moors National Park, can be found this delightful Grade II listed period residence with a holiday cottage known as Paddy Waddell's Rest, perched up over-looking the salmon fishing river of the River Esk (including fishing rights on an approx 300 metre stretch).

Courtyard with generous parking plus a range of traditional stone outbuildings offering scope for development subject to appropriate consents, plus further outbuildings, including stabling and barns which could appeal for applicants looking to run a home business, all these facets add to the possibilities and enjoyment to this country residence. The extent of the estate is in the region of 6.4 acres with approx 5.1 acres down to grass.

Ground floor accommodation to Rake House: Entrance hall, cloakroom, kitchen/breakfast area, pantry, dining room, sitting room, utility room and home office.

First floor: Landing, three bedrooms, house bathroom with separate shower.

Second floor: Loft room.

Paddy Waddell's Rest: Ground floor: Open plan sitting room/kitchen and separate shower.

First floor: Bedroom

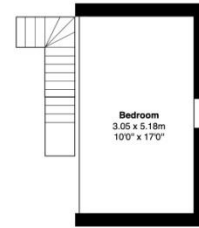
The ancient city of York and the coastal resorts of Whitby, Robin Hoods Bay and Staithes are easily commutable as are the ancient market towns of Pickering, Helmsley, Kirkbymoorside and Malton. The North York Moors Railway, the North York Moors National Park and the Great Dalby Forest offer great attractions for visitors to the area.



Rake Farm, Glaisdale, YO21 2QT



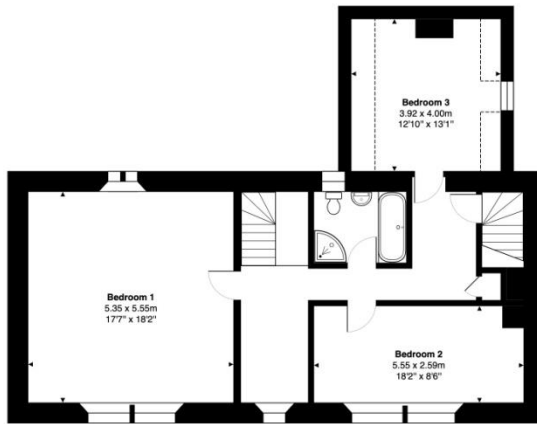
Ground Floor
Gross Internal Area: 167.1 m² ... 1799 ft²



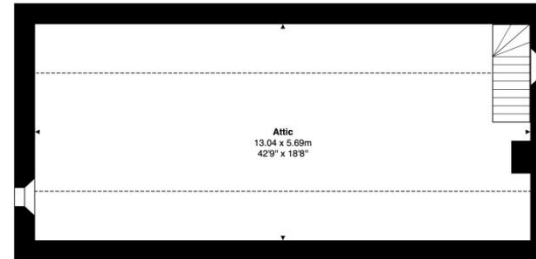
Holiday Cottage First Floor
Gross Internal Area: 14.9 m² ... 160 ft²



Holiday Cottage Ground Floor
Gross Internal Area: 44.3 m² ... 477 ft²



First Floor
Gross Internal Area: 90.2 m² ... 971 ft²

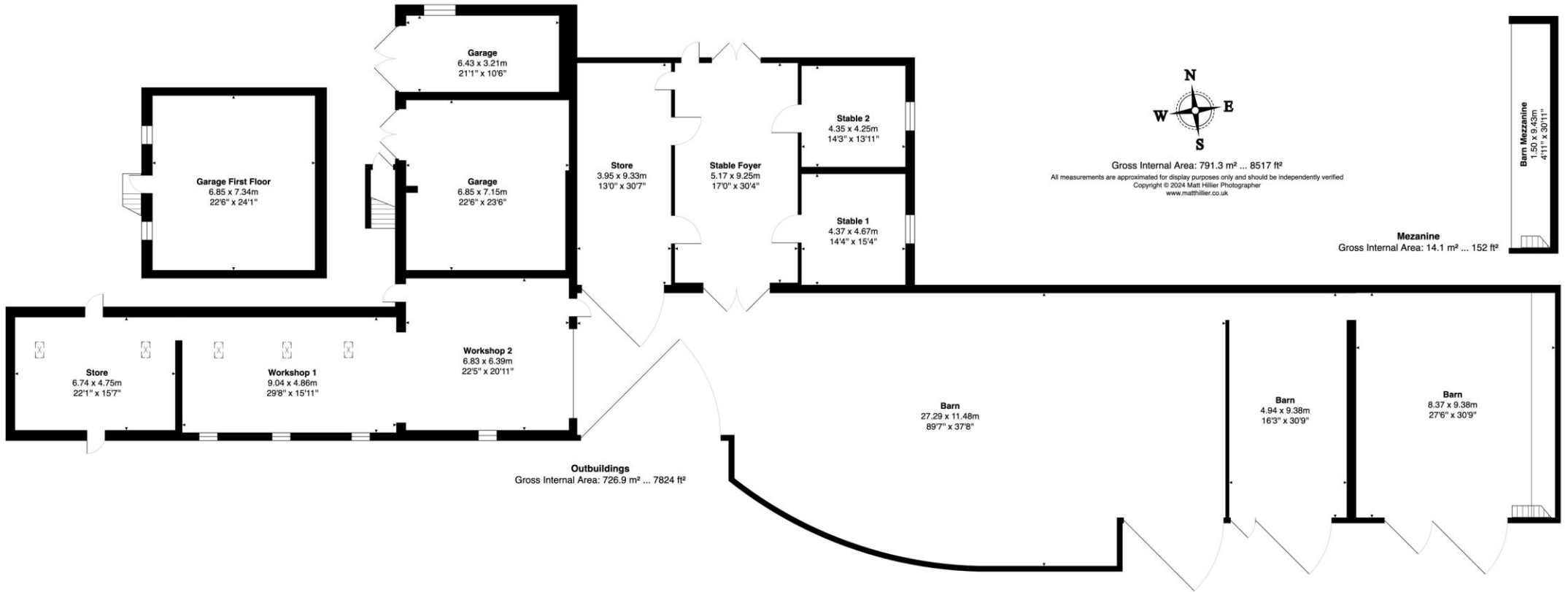


Second Floor
Gross Internal Area: 74.2 m² ... 799 ft²

Gross Internal Area: 390.7 m² ... 4205 ft²

All measurements are approximated for display purposes only and should be independently verified
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Outbuildings, Rake Farm









Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains electric. Water by private supply, septic tank drainage and oil fired central heating.

Notes: Land Classification: Grade III on the former Ministry of Agriculture Land Classification map.

The land is not registered for the Basic Payment Scheme.

What3Words: /// deploying.glides.haggis

Energy Performance Band for Paddy Waddell's Rest :
Band D

Property Tax Rake Farm: Band F

Easements, Rights of Way and Wayleaves:

The property is sold with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

Photographer: Matt Hillier Photographer

Need to sell your own property? Contact Peter Illingworth on 01751 475557 for no-obligation advice.

Viewing: Strictly by appointment through the agents Pickering Office, Champley's Mews, Market Place, Pickering, YO18 7AE.
Tel: 01751 475557



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