



Bassett House Farm

| Thorpe Bassett, Malton

| **Carter Jonas**

Bassett House Farm Thorpe Bassett Malton YO17 8LT

Unique opportunity to acquire a desirable smallholding.

Bassett House Farm offers a rare opportunity to acquire a desirable smallholding situated in an enviable position and enjoying far-reaching views over the Vale of Pickering.

The property benefits from an imposing farmhouse accompanying outbuildings with scope for alternative use (STP) and a ring-fenced block of agricultural land ideal for either equestrian turnout or livestock grazing.

In all extending to approximately 39.79 acres (16.12 hectares).

For sale by private treaty as a whole or in up to two lots.



Location

Bassett House Farm occupies a private, rural, yet accessible location situated approximately 1 mile to the west of the desirable village of Thorpe Bassett in the county of North Yorkshire.

Often referred to as Yorkshires Food Capital, the popular market town of Malton is situated approximately 5 miles

to the west and provides a good range of independent retailers and professional services.

Access to the A64 is available within 1 mile at Rillington which connects with the historic City of York where the East Coast mainline provides regular services to London in under 2 hours.

There is a wide range of independent schooling including Pocklington School together with Bootham and St Peter's Schools both located in York.



Lot 1

Approached via a tree-lined driveway, the farmhouse occupies an elevated position with enviable views over the Vale of Pickering.

The property is of brick construction under a pitched blue slate roof and provides approximately 4,900 ft² of flexible family living accommodation arranged over two floors.

The current accommodation includes two reception rooms situated to the front of the property both of which are accessed from the main entrance hallway whilst a further reception room, together with a cloakroom, breakfast kitchen and utility

room being situated to the rear of the property. To the first floor there are six bedrooms and a house bathroom.

The farmhouse requires a full programme of modernisation and refurbishment throughout thereby presenting the purchaser with an excellent opportunity to embark on their own 'Grand Design' and create a truly special family home.

Externally, the property benefits from a range of traditional agricultural buildings of brick construction under blue slate roofs all arranged around a central courtyard which provides ample parking and circulating. Situated at the eastern

extent of the courtyard is a single storey 'L' shaped range providing stabling together with a timber framed fold yard.

Subject to obtaining the necessary planning permissions, the traditional buildings have potential for conversion to suit a purchaser's requirements such as furnished holiday letting, ancillary accommodation for multi-generational living or to create space for leisure and entertaining.

The gardens are situated to the northern and western elevations which wrap around the farmhouse and make the most of the stunning views.

A grassland paddock is situated to the west of the farmhouse and extends in all approximately 6.22 acres. The paddock benefits from established shelterbelts to the northern and western boundaries thereby providing sheltered grazing ideal for horses.



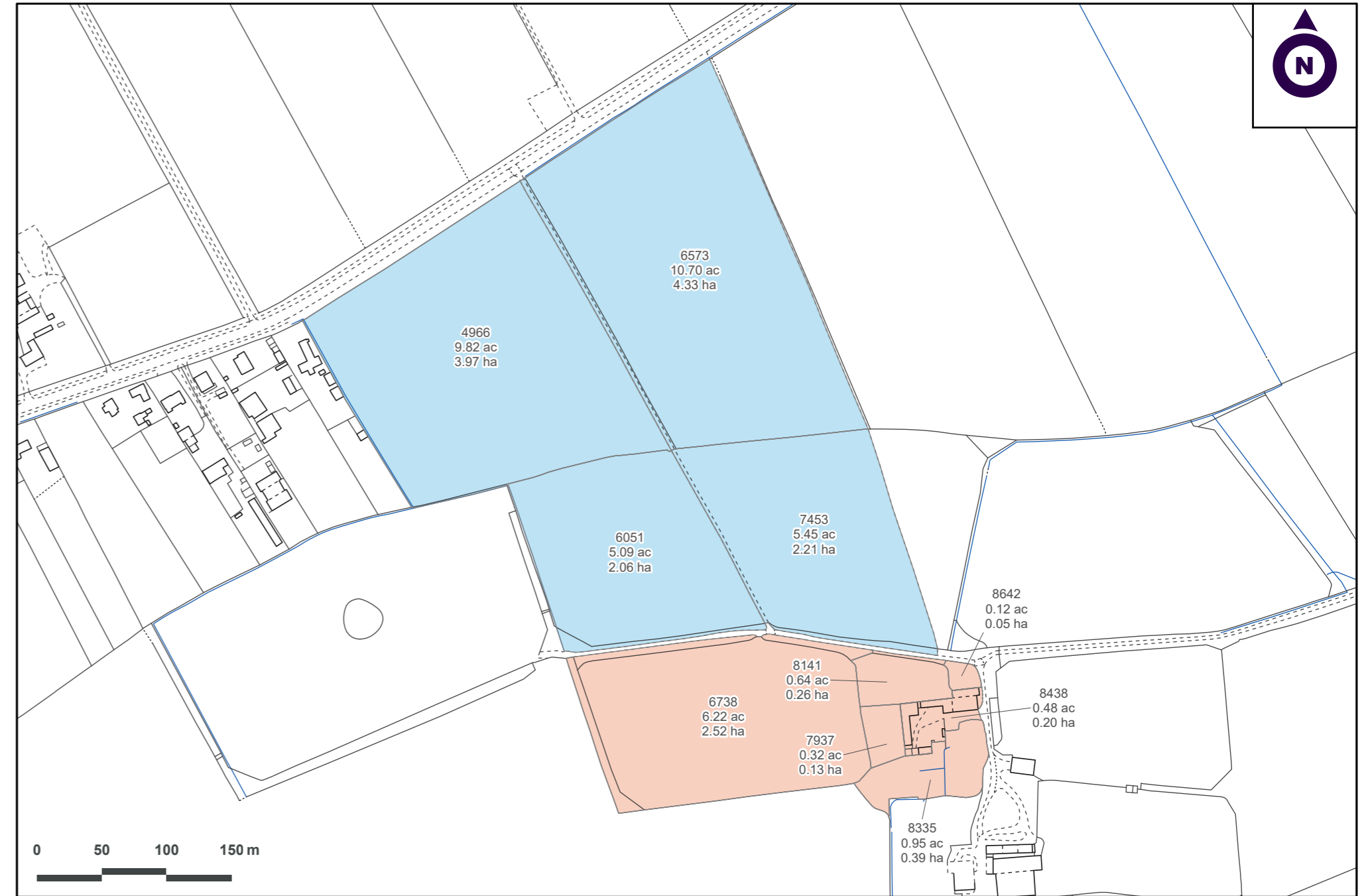
Lot 2

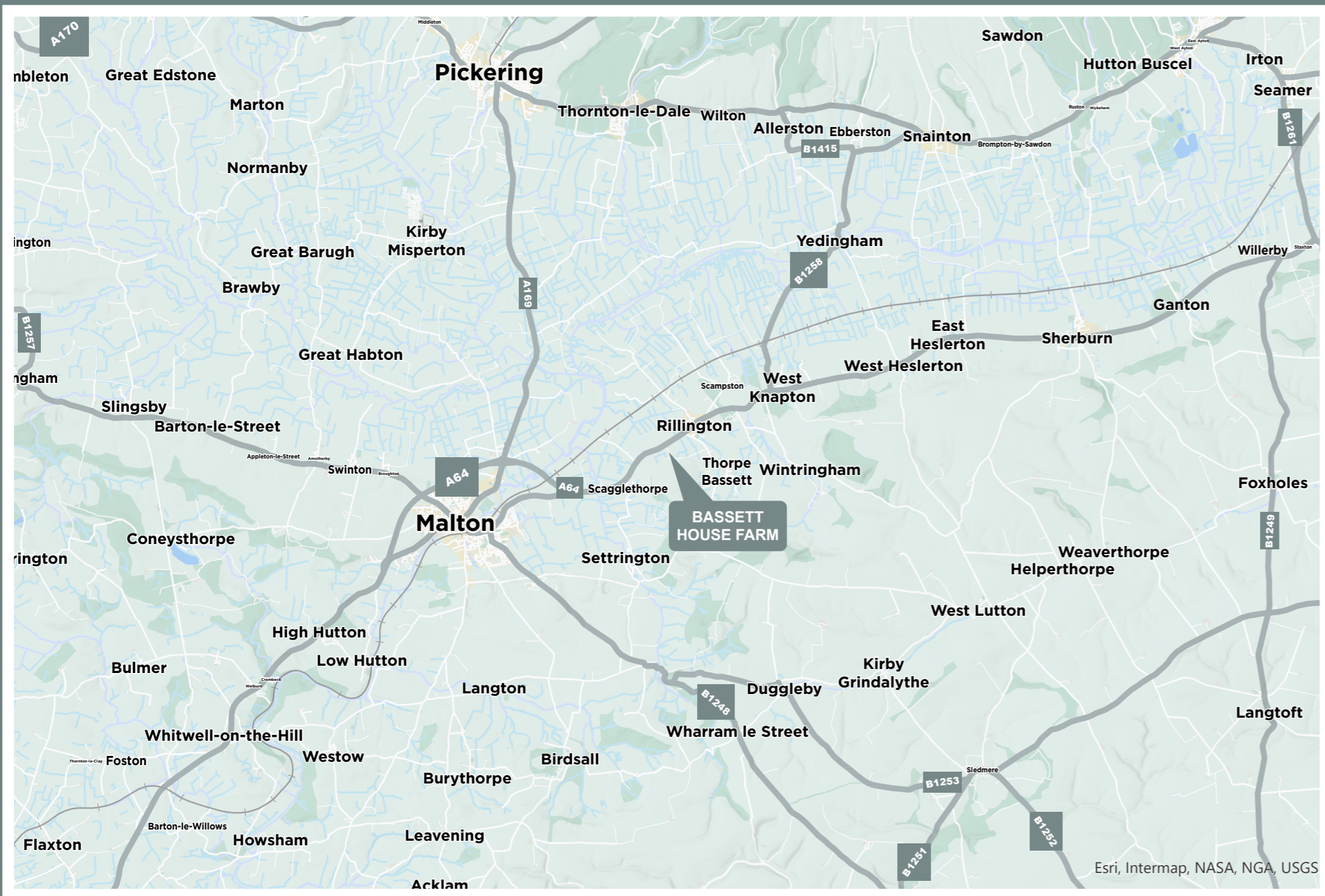
The Purchaser of Lot 1 will have the opportunity to purchase a further 31.06 acres (12.57 hectares) of agricultural land split into four regular shaped field enclosures and benefitting from a central access track which links with the A64 on the northern boundary.

The land is currently farmed as part of a combinable cropping rotation and comprises productive Grade 2 soils as defined by the former Ministry of Agriculture Fisheries and Food Land Classification Map.

The underlying soil is classed as being part of the Landbeach soil series which is described as a permeable calcareous coarse loamy soil affected by groundwater over chalky gravel and summarised as being suitable for cereals, sugar beet and potatoes.

The land is bound by mature hedgerows to all boundaries. The land has a northerly aspect rising from approximately 35 metres above sea level on the northern boundary to 60 metres above sea level on the southern boundary.





Method of Sale

The property is offered for sale by private treaty as a whole or in up to two lots. The vendors reserve the right to conclude the sale by any other means at their discretion.

If you have downloaded these particulars, please register your interest with the selling agent.

Tenure & Possession

Lot 1 is offered for sale freehold with vacant possession available on completion.

Lot 2 is offered for sale freehold with vacant possession available from 1st October 2026.

Basic Payment Scheme

The land has been registered on the Rural Land Register and all de-linked payments will be retained by the vendor.

Environmental Stewardship

The land is not currently within any Environmental Stewardship schemes

Services

Bassett House Farm benefits from connections to mains water and electricity. Drainage is to a private septic tank.

Wayleaves, Easements, & Rights of Way

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

Health & Safety

Please take care when viewing the property and be as vigilant as possible when making an inspection for your own personal safety.

VAT

Any prices quoted are exclusive of VAT. Should the property, any part of it or right attached become chargeable supply for VAT, such tax will be payable in addition to the purchase price.

Sporting Rights

The sporting rights are excluded from the sale.

Mineral Rights

The mineral rights are included in so far as they are owned.

EPC Ratings

Current: F(34)
Potential: C(74)

Council Tax

Bassett House Farmhouse - Band F

Local Authority

North Yorkshire Council
www.northyorks.gov.uk

Viewings

Viewings are strictly by appointment only through the selling agent.

Directions

From Malton, travel east on the A64. Upon entering the village of Rillington take the first right hand turn onto Collinsons Lane. Continue along Collinsons Lane continue for approx. 0.5 mile and the track leading up to Bassett House Farm is on the right-hand side. Continue along the tree-lined drive for approximately 0.5 mile to reach Bassett House Farm.

Postcode: YO17 8LT



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