



WESTFIELD FARM, YEDINGHAM
Guide Price £1,100,000

Carter Jonas

WESTFIELD FARM YEDINGHAM

A SUBSTANTIAL AND BEAUTIFULLY RENOVATED COUNTRY HOME SET WITHIN OVER FOUR ACRES OF PICTURESQUE GROUNDS, COMMANDING FAR-REACHING VIEWS TO THE MOORS AND THE WOLDS.

Westfield Farm is a beautifully positioned rural home set within generous grounds on the edge of Yedingham, offering over 4 acres of land, far reaching countryside views between the Moors and The Wolds, a peaceful setting that feels wonderfully private yet remains connected to nearby villages and market towns. It is an ideal match for buyers seeking space, tranquillity, and lifestyle potential within easy reach of York, Malton, Pickering and the Yorkshire coast.

The original part of the house is understood to date from the early 1800s, with later extensions and extensive subsequent refurbishment by the current owners. The result is a beautiful and individual home of considerable scale, character and flexibility, extending to approximately 4,300 sq ft of internal accommodation.

The accommodation flows particularly well for family living and entertaining. At the centre of the house is a striking dining hall with a log burner, a superb reception space with a partially vaulted ceiling. This is complemented by a generous sitting room, separate cosy snug again with a log burner. A study, boot room, utility and a series of additional rooms which provide excellent flexibility.

The kitchen is another standout feature, with a high vaulted ceiling, rooflights, and generous natural light. Fitted with traditional-style cabinetry and arranged around a central dining area, it has immediate access out towards the rear garden, creating a natural everyday hub for the house.

There are four large bedrooms arranged across the property. The principal bedroom is an elegant and generously proportioned room, served by a well-appointed en suite bathroom. Further bedrooms are arranged to provide excellent family or guest accommodation, with additional bath and shower rooms. The downstairs bedroom has a dressing room, large shower room and its own entrance, lending itself to multi-generational living, teenage or guest accommodation.

The layout offers strong day to day functionality and clear potential for reconfiguration or extension. The run of older stables to the front, could be developed, providing additional accommodation, holiday let or ancillary use, subject to any necessary consents, appealing to buyers who want a home they can personalise.

Externally, Westfield Farm is approached via a gated entrance onto a substantial gravelled driveway, providing extensive parking. The gardens are a particular feature, with a beautifully landscaped front garden surrounded by drystone walling. The large rear garden has well-stocked borders, seating terraces and a delightful west facing summer house positioned to enjoy the afternoon and evening sun. Beyond the formal garden is a productive orchard with apple, plum and cherry trees around a central dovecote. A potting shed and vegetable garden adjoin the orchard. There are two greenhouses with a power supply. The paddock land is flat, and stock fenced together with a water supply, giving the property strong lifestyle and equestrian appeal.

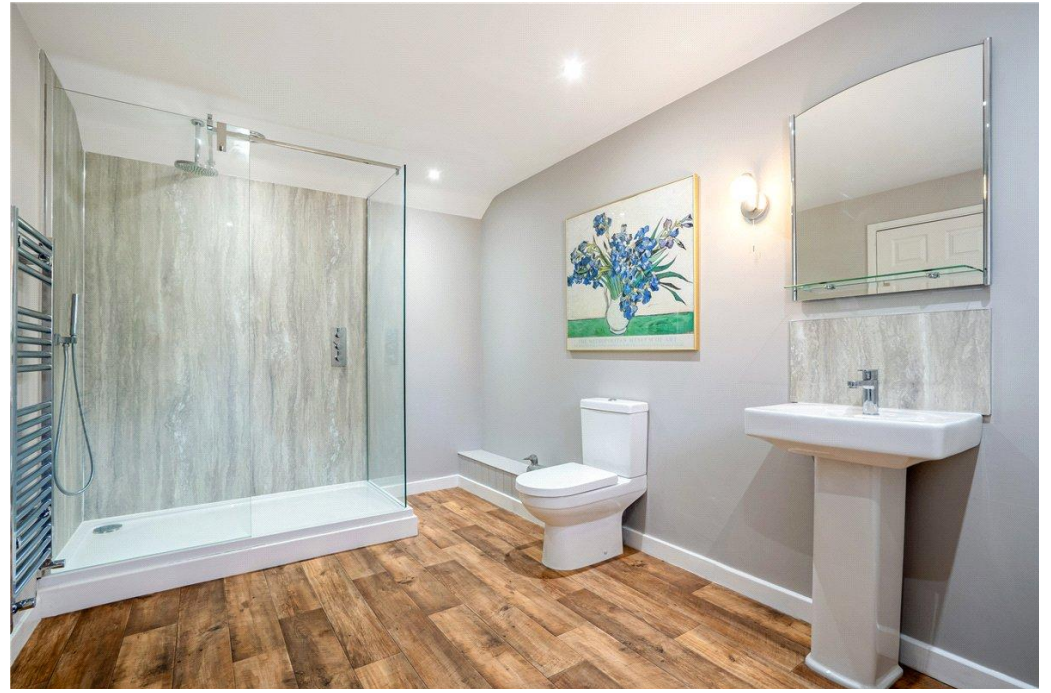
The outbuildings are a major asset. There is a substantial agricultural barn, incorporating stabling and offering excellent scope for a range of uses. Depending on a purchaser's requirements, it could suit horses, machinery, storage, classic cars, hobby farming, workshop space or other lifestyle uses, subject to any necessary consents.

The property has easy access to the A64 with good links to Malton, York and Leeds. The train journey from York to London in under two hours.

Westfield Farm is a rare opportunity to acquire a beautifully renovated rural home of real scale and flexibility, with extensive buildings, land and exceptional views, in a highly attractive North Yorkshire Ryedale area.







Westfield Farm, Yedingham, YO17

Approximate Gross Internal Area = 399.5 sq m / 4300 sq ft

Restricted Use Area = 34.1 sq m / 367 sq ft

Brick Stables = 86.5 sq m / 931 sq ft

Barn = 339.3 sq m / 3652 sq ft

Summer House = 13.1 sq m / 141 sq ft

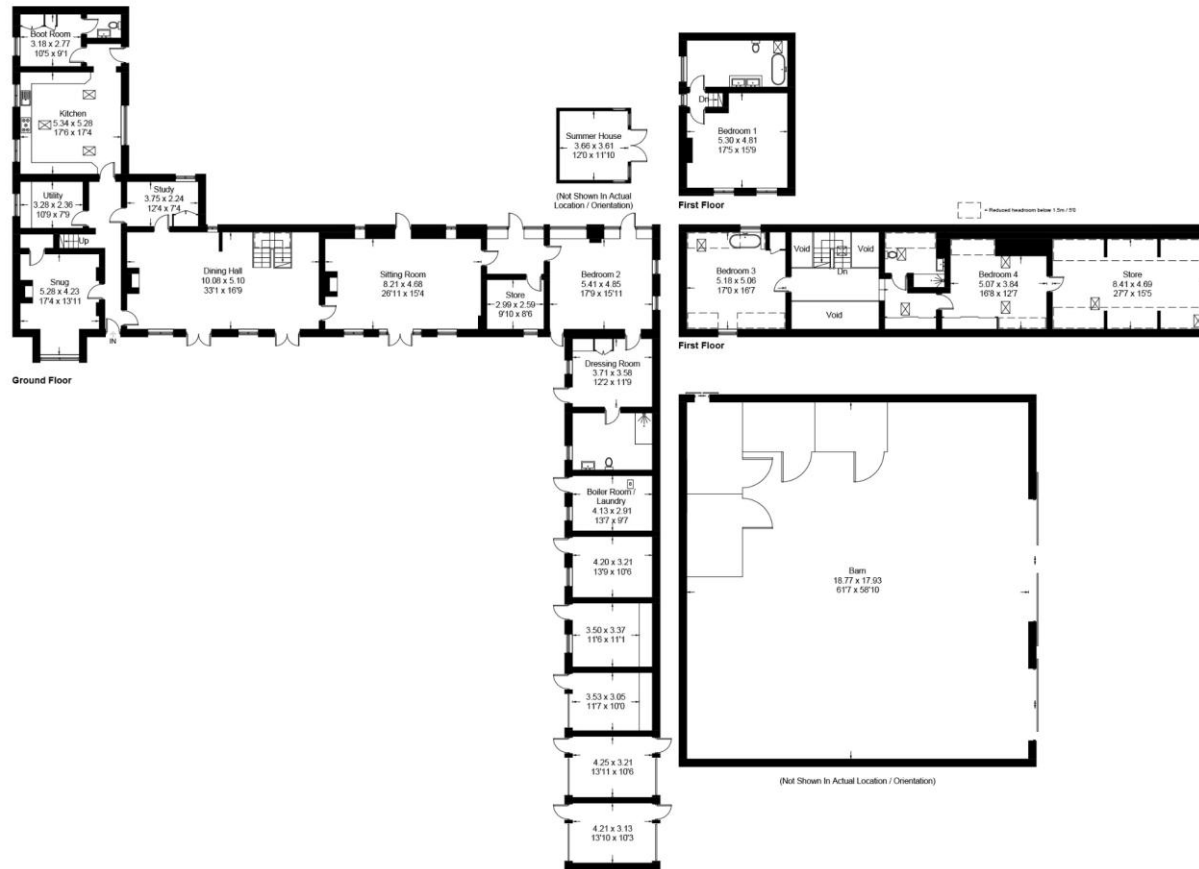


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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