



Island Farm Cottage

Staintondale, North Yorkshire

Carter Jonas

Island Farm Cottage
Staintondale
Scarborough
North Yorkshire
YO13 0EB

Desirable smallholding with
equine facilities and an
established holiday letting
business producing
a diversified income.

The sale of Island Farm Cottage represents a rare opportunity to acquire a desirable smallholding which comprises a principal farmhouse together with three self-contained cottages appointed to the highest standards and producing an established income-stream. The property is complimented by a range of equestrian facilities including an all-weather menage, American style boxes, turnout paddocks together with more extensive grassland used for hay production.

In all extending to 18.99 acres.

For sale by private treaty.

Carter Jonas



Location

Island Farm Cottage occupies an enviable location on the North Yorkshire coast and within the North York Moors National Park.

The Property is situated approximately 8.5 miles to the north-west of the popular coastal resort of Scarborough and 12.4 miles to the south-east of the historic seaside town of Whitby both of which provide a full range of professional services and amenities.

The area benefits from a range of independent schools including Ampleforth and Scarborough College.

The centre of the historic City of York is situated within 1 hour's drive providing excellent shopping and amenities together with an east coast mainline connection to London Kings Cross within 2 hours.

Farmhouse & Dwellings

Island Farm Cottage is the principal dwelling and comprises an attractive property of stone construction under a pantile roof which has been sympathetically refurbished throughout to the highest of standards.

The living accommodation extends to approximately 3,868 ft² and provides versatile and well-proportioned family living accommodation.

From the courtyard you enter a rear hallway with boot room before leading on to the open plan kitchen, dining and living area. The kitchen benefits from handmade units with integrated appliances, oil-fired Aga and a central preparation island together with a sunroom that leads on to the front garden. The rear hallway provides access to the home office and formal lounge with pitched ceilings, feature fireplace with log-burner and French doors leading onto an alfresco living area. An en-suite bedroom with access available directly from the courtyard provides an opportunity for use as B&B accommodation and could also be incorporated into the adjoining holiday let. Situated off the reception hallway is a ground floor bedroom suite which includes en-suite accommodation and a dressing room which also opens on to the rear courtyard.

The first floor provides three further bedroom suites each providing en-suite accommodation and dressing rooms.

Externally, there is an extensive private garden laid to lawn with well-stocked herbaceous borders and a kitchen garden with several raised beds and polytunnel.







Bee's Cottage

Bee's Cottage adjoins the farmhouse and comprises a self-contained property providing approximately 600 ft² of living accommodation including an open-plan kitchen, dining and living area and one bedroom. The cottage benefits from a private garden and parking areas.



Orchard and Thistle Cottages

Adjoining Island Farm Cottage are a pair of self-contained holiday lets, each finished to high standards and providing approximately 504 ft² of flexible living accommodation and well-suited to holiday-letting for couples.

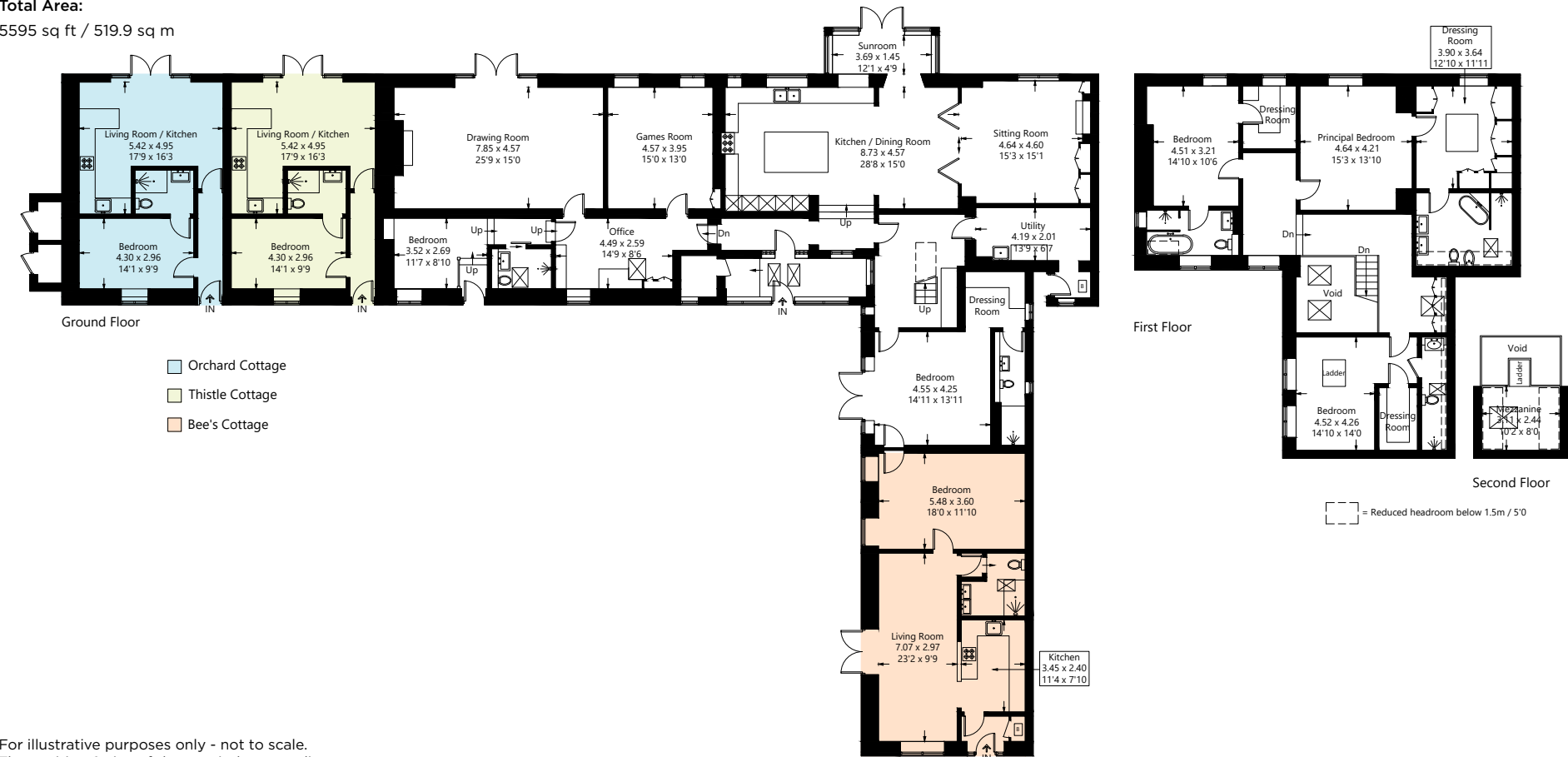
The accommodation for each comprises an open plan kitchen/living area together with an en-suite bedroom. Externally, there is a private seating area complete with hot tub and designated parking.



Floor Plan

Island Farm Cottage
Staintondale Scarborough
North Yorkshire
YO13 0EB

Total Area:
5595 sq ft / 519.9 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

The property benefits from two principal buildings as follows:

Workshop: timber portal frame construction under a corrugated profile clad roof with close board timber cladding externally to the eaves, concrete floor, roller shutter doors and pedestrian doors. Internally, the building is arranged into a workshop area, garaging/dry storage together with a mezzanine. The building benefits from space heating and lends itself to a variety of uses either for private or commercial purposes, subject to the necessary planning consents.

Stables: galvanised steel portal frame building with pre-stressed concrete panel walls and Yorkshire boarding to eaves with concrete floor and sliding door. Internally, the building provides 15 stables, a mezzanine and access to outdoor turnout pens. Adjoining the stables is access to an all-weather menage with a silica sand and rubber surface.



Land

The property extends in all to 18.99 acres including the farmstead and buildings.

The land is situated to the south-east of the buildings which is predominantly laid to permanent pasture.

The pasture land extends to approximately 14.41 acres which includes 7 turnout paddocks, each extending to approximately 0.30 acre and situated adjacent to the buildings with the balance of the land being used for more extensive grazing and hay production.



Floor Plan

Island Farm Cottage
Staintondale Scarborough
North Yorkshire
YO13 0EB

Total Area:
7474 sq ft / 694.4 sq m



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
© Intelligent Property Marketing 2026

Method of Sale

The property is offered for sale by private treaty as a whole. 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

The freehold of the Property is offered for sale with the benefit of vacant possession on completion.

Basic Payment Scheme

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

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

Parties are reminded to be as vigilant as possible when making an inspection and be aware of potential hazards including open ditches and drains. Parties viewing the property do so, entirely at their own risk.

VAT

Any prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

Sporting Rights

The sporting rights are included in the sale in so far as they are owned.

Mineral Rights

The mineral rights are included in the sale subject to a leasehold interest (due to expire September 2086) of the mines and minerals comprising evaporites including potash, polyhalite, salt and intermingled minerals lying below a depth of 800m from the surface.

EPC Ratings

Island Farm Cottage – D (67)
Bees Cottage – D (55)
Orchard Cottage – C (75)
Thistle Cottage – C (76)

Local Authority

North Yorkshire Council
www.northyorks.gov.uk

North York Moors National Park
www.northyorkmoors.org.uk

Council Tax

Island Farm Cottage - Band G

Business Rates

Island Farm Cottage (Stables and Premises)
- Rateable Value £6,400

Island Farm Cottage (Holiday Lets)
- Rateable Value £2,000

Viewings

Viewings are strictly by appointment only through the selling agent.

Directions

From Scarborough: travel north on the A171 travelling through the village of Cloughton. On leaving the village of Cloughton continue for approximately 3 miles before turning right, signposted Staintondale and Ravenscar. Continue along Stubbs Lane/Gainforth Wath Road and after approximately 0.5 mile turn right onto Brown Rigg Road. Continue along Brown Rigg Road for approximately 0.5 mile and Island Farm Cottage is located on the right hand side. Leave the public road and follow the track which leads to the gateway for Island Farm Cottage.



Track: ///behalf.rinse.coping
Gateway: ///smiles.relations.dugouts



Harrogate

07768 658 217 | sam.johnson@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk
Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE