



Millholme Farmhouse, Pump Lane, Speeton

Of interest to lifestyle and equestrian purchasers or those who enjoy the peace of the countryside. Overlooking the stunning North Yorkshire coastline with wonderful views towards Filey Bay, this tastefully extended and modernised four bedroom detached farmhouse is situated in grounds and paddocks extending to 6 acres approx.

Price £599,950

CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Millholme Farmhouse,

Pump Lane, Speeton, North Yorkshire

Distances: Filey 6 miles/Bridlington 6 miles/Scarborough 14 miles

Overlooking the stunning North Yorkshire coastline with wonderful views towards Filey Bay, this tastefully modernised 4 bedroom detached farmhouse with sunny attractive gardens is situated in approximately 6 acres of grounds and paddocks.

The location is enviable. Nestled at the Eastern edge of the Yorkshire Wolds, Speeton is a tranquil village close to the North Yorkshire coastline and accessible to the popular walking areas of the Wolds, Moors and nearby beaches.

Nearby coastal areas are designated as being of European importance, Flamborough Head for its chalk cliff grassland habitats, the famous RSPB bird sanctuary of Bempton Cliffs, the archaeologically important Mesolithic Star Carr site and the renowned fossil coast at Speeton itself.

Local entertainment includes the Stephen Joseph Theatre at Scarborough (the base of Alan Ayckbourn), several nearby Golf Courses, sailing and sea fishing at Bridlington and Scarborough, horse racing at Beverley & York and outdoor pursuits in Dalby Forest.

- Spacious modernised Farmhouse with sea views
- Mature well stocked gardens
- Standing in approximately 6 acres
- 26 foot Sitting Room
- Dining Room
- Bespoke Dining Kitchen
- Walk-in Pantry and Utility area
- Home Office
- 26 foot Master ensuite Bedroom
- 3 further Double Bedrooms
- Treverine tiled luxury Shower Room
- Oil central heating, double glazing and oil fired AGA
- View this lovely property today





THE FARMHOUSE

Tastefully extended and modernised the owners of this property have created a warm and inviting family home where they have enjoyed entertaining friends for many years. Beautifully presented, the bright and airy spacious accommodation includes the following:

ENTRANCE PORCH

With uPVC double glazing (DG) and stone floor. Wall light.

ENTRANCE HALL

With antique radiator, kardeen strip flooring and dado rail.

DINING ROOM 5.74 into bay x 3.58 (18'10" into bay x 11'9")

With stained floorboards, 2 uPVC DG windows (1 bay), double radiator with thermostatic valve (TRV), single radiator TRV, wooden fireplace with cast iron inset and tiled hearth for open fire.

FARMHOUSE KITCHEN 5.77 x 5.01 (18'11" x 16'5")

With bespoke range of Albert Thundercliffe hand crafted reclaimed pine units with granite work surfaces with Italian tile surrounds and eyelevel cupboards including antique plate racks. Original Belfast sink with drainer, Oak beamed recess housing oil fired AGA and original quarry tile flooring. uPVC DG bay window with fitted bench seating and 2 single radiators TRV. Built-in understairs cupboard with secret staircase to First Floor (presently not used). Door leading to office and pantries.

SITTING ROOM 7.99 x 4.51 (26'3" x 14'10")

Light and airy with beautiful solid old pine flooring and feature fireplace with oak beam and wood burner. uPVC DG French doors to large sunny patio and garden, uPVC DG bay window plus 2 uPVC DG windows, 2 double radiators TRV, wall lights and telephone point. Glass Double doors to:

HOME OFFICE 3.34 x 2.65 (10'11" x 8'8")

With uPVC DG rear door & uPVC DG window, tiled floor, telephone point and open archway to:

UTILITY AREA 2.72 x 2.73 (8'11" x 8'11")

With tiled floor, hand built Dresser incorporating washing machine and boiler.

DOWNSTAIRS CLOAKROOM

With white suite comprising low level WC and pedestal wash basin, tiled floor and single radiator.



WALK-IN PANTRY 2.78 x 2.15 (9'1" x 7'1")

With understairs cupboard, tiled floor and Hunters ceramic sink unit.

Staircase to First Floor Split Level Landing

With walk-in cupboard and single radiator.

MASTER THROUGH DOUBLE BEDROOM 8.01 gross x 4.56 (26'3" gross x 15'0")

With 3 uPVC DG windows, 2 double radiators, fitted cream carpets and wall lights x 4. Adjoining walk-in wardrobe. Fantastic views from all windows.

EN-SUITE BATHROOM 2.69 x 2.18 (8'10" x 7'2")

With Victorian original cast iron bath with claw feet, brass mixer tap and shower, low level WC, wash basin on handmade elm base, travertine tiled flooring and single radiator. Fabulous views across Filey Bay,

SUN LOUNGE/CONSERVATORY 3.33 x 2.86 (10'11" x 9'5")

UPVC DG windows and roof, wooden blocked flooring (allegedly from the original Butlin's Ballroom.) Incredible views towards Filey and out to sea.

FRONT DOUBLE BEDROOM 5.84 x 4.22 (19'2" x 13'10")

With uPVC DG window, double radiator and fitted cream carpet. Beamed ceiling, wall lights and TV aerial. On a clear day you can see as far as the Humber Bridge.

FRONT DOUBLE BEDROOM 5.21 x 2.78 (17'1" x 9'1")

With uPVC DG window with lovely views across countryside and garden, double radiator and stained floorboards. Fireplace.

FRONT DOUBLE BEDROOM 3.93 gross x 2.59 (12'11" gross x 8'6")

With uPVC DG window, double radiator and feature floorboards. Lovely views across countryside and garden.

SHOWER ROOM 4.95 x 2.73 (16'3" x 8'11")

This really is a stunning room with Travertine tiled walls and floor and walk-in shower unit with power shower. White WC and Bidet, feature wash basin seated on handmade elm base. Feature circular art deco style mirror. Incredible views from the 2 uPVC DG windows, underfloor heating plus single radiator and inset downlighting.

SERVICES, HEATING & DOUBLE GLAZING

Mains water, electricity and drainage plus UPVC double glazing and oil central heating are installed.

GARDENS

Sunny and south facing the well stocked gardens extend to about 2/3 of an acre. The well tended and mature private gardens offer a variety of features:

To the front of the house - Raised stone patio overlooking lawns and a wildlife pond surrounded by shrubs and trees. Flower borders offering colour all year round. York Stone steps leading to parking area, workshops, shed and storage areas.

To the side - a sunny walled patio ideal for entertaining, BBQs etc. Further steps leads to a lawned area up to the paddock through a five bar gate.

Kitchen gardens comprising of fruit cages with raspberries, strawberries, black & white currants and gooseberries. To the rear a further raised lawned area leading to further kitchen garden, adjoining access to Paddocks and grassland and chicken run.

OUTBUILDINGS

A range of outbuildings comprises ground floor 2 bay cart shed, store and two workshops. The first floor over this range belongs to the neighbouring property and constitutes a flying freehold.

LAND (see map)

The land extends to approximately 2.47 hectares (6 acres) including gardens and the remainder is divided into different areas of grassland comprising wild flower meadow, grazing paddocks and environmental area, all of which offer panoramic sea views over Filey Bay. Indeed, a summerhouse has been positioned on the slope to take advantage of these wonderful views.

Registered on the Rural Land Register, the land is Grade 4 and described in the Soil Survey of England & Wales as being Wick 1 - Glaciofluvial on river terrace drift generally being deep well drained coarse loamy and sandy soils, locally over gravel. These soils are well suited to livestock grazing.

The land has been used for horse grazing in recent years.

RIGHT OF WAY

The Vendors have informed us that there are no rights of way over the property. The property is approached by a farm road which is shared with neighbours.

COUNCIL TAX

An Internet search reveals the property to be in Band E

VENDORS' COMMENTS

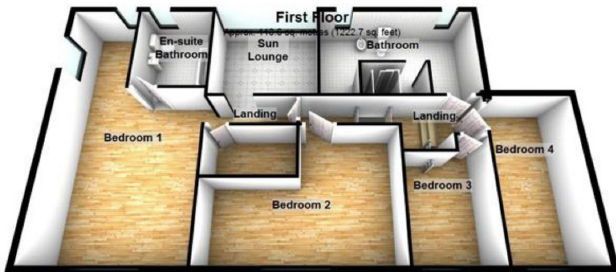
"We fell in love with this house the moment we saw it, for the roominess of the accommodation, the area of land for our horses and chickens, for the peace and quiet and for the incredible sea views which come with it. We have always loved the moments of sitting in our sun room overlooking the sea, watching the sun rise and set and the peace and tranquility of the area but still about an hour from the motorway. We hope whoever lives here in the future has as much enjoyment."

VIEWING BY APPOINTMENT WITH AGENTS

To arrange a viewing of this property please contact Sue on 01262 672110 .

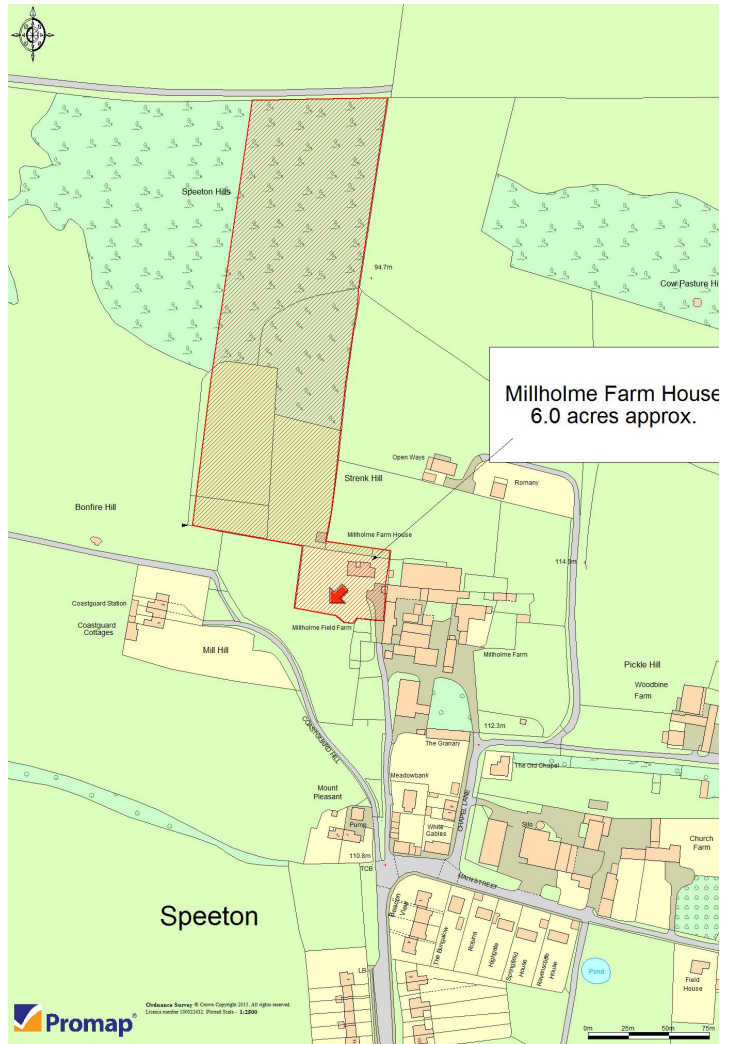






Total area: approx. 232.3 sq. metres (2500.9 sq. feet)

This floor plan is not to scale and produced for identification purposes only. Whilst believed to be correct its accuracy cannot be guaranteed. Plan produced using The Mobile Agent.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-100)		Very environmentally friendly - lower CO ₂ emissions A (82-100)	
B (81-91)		B (61-81)	
C (69-80)		C (49-60)	
D (55-68)		D (39-48)	
E (39-54)		E (29-34)	
F (21-38)		F (11-28)	
G (1-20) Not energy efficient - higher running costs	73	G (1-20) Not environmentally friendly - higher CO ₂ emissions	61
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Directions

When heading south from Scarborough to Bridlington on the A165 turn left at the signpost to Speeton onto the B1229. Turn left into Wide Lane into the village of Speeton. Pump Lane lies directly ahead in the heart of the village.

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

