

CLUBLEYS



Brook Farm, Goodmanham, Market Weighton York, East Yorkshire YO43 3JA

Residential Development Opportunity





BROOK FARM, GOODMANHAM

LOCATION

Nestled within the picturesque landscape of the Yorkshire Wolds, the charming village of Goodmanham stands as a timeless gem steeped in history and natural beauty. This idyllic village, with its population of just over 300 residents, exudes a serene and welcoming atmosphere that captivates all who visit.

One of Goodmanham's most celebrated landmarks is the All Hallows Church, a stunning Grade I-listed building that dates back to the 11th century. Beyond its historical sites, Goodmanham offers a warm and tight-knit community that takes pride in its close bonds and traditions. The village pub, The Goodmanham Arms, serves as a hub for locals and visitors alike, offering a cozy spot to enjoy a hearty meal and chat with friendly villagers.

Surrounded by lush countryside, Goodmanham is a haven for nature enthusiasts and outdoor adventurers. The village is also a significant point along the Yorkshire Wolds Way, a long-distance footpath that winds its way through the stunning Yorkshire Wolds, offering hikers panoramic views of rolling hills and serene farmlands. Nearby, the Hudson Way, another scenic trail, beckons cyclists to explore the area's natural beauty.

Visiting Goodmanham is like stepping into a postcard-perfect English village, where the pace of life slows down. Creating an enchanting atmosphere that invites you to savour every moment and leave with a lasting impression of a truly special village in the heart of Yorkshire.

DESCRIPTION

Brook Farm comprises a substantial farmhouse split into two properties, being 1 & 2 Brook Farm, together with a range of traditional brick built farm buildings benefitting from planning consent for the alteration and conversion to two additional residential properties, two holiday cottages and an annexe, each with outdoor space and parking.



1 BROOK FARM

A three-bedroom semi-detached farmhouse, with accommodation comprising:

Entrance Hall

Side entrance door, electric heater, laminate flooring. Stairs leading to first floor.

Sitting Room

4.29m x 4.27m (14'0" x 14'0")

Open fire with tiled hearth surround. Ceiling coving, laminate flooring, electric heater.

Dining Room

4.26m x 4.27m (13'11" x 14'0")

Ceiling coving, wall mounted electric heater.

Kitchen

4.26m x 2.06m (13'11" x 6'9")

Plumbing for washing machine, stainless steel single drainer sink unit, pantry.

First Floor Accommodation

Landing

Ceiling coving.

Bedroom One

3.96m x 4.17m (12'11" x 13'8")

Wall mounted electric heater, ceiling coving.

Bedroom Two

3.75m x 4.29m (12'3" x 14'0")

Wall mounted electric heater, ceiling coving.

Bedroom Three

2.27m x 2.96m (7'5" x 9'8")

Wall mounted electric heater, ceiling coving.

Bathroom

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, hot water cylinder cupboard, ceiling coving.





2 BROOK FARM

A three-bedroom semi-detached farmhouse, with accommodation comprising:

Entrance Hall

Front entrance door.

Sitting Room

5.29m x 3.81m (17'4" x 12'5")

Open fire with tiled hearth surround, fitted cupboard, TV aerial point and two radiators.

Dining Room

4.23m x 3.52m (13'10" x 11'6")

Open fire with tiled surround, radiator and ceiling coving.

Kitchen

4.15m x 2.15m (13'7" x 7'0")

Fitted with a range of wall and base units including electric oven and hob with extractor hood over, one and a half bowl stainless sink unit, plumbing for washing machine, radiator, tiled floor, part tiled walls, uPVC rear entrance door, cupboard, underfloor heating.

Inner Hall

Radiator and stairs leading to:

First Floor Accommodation

Landing

Radiator.

Bedroom One

4.09m x 3.67m (13'5" x 12'0")

Radiator, ceiling coving.

Bedroom Two

2.51m x 3.80m (8'2" x 12'5")

Radiator.

Bedroom Three

2.64m x 3.80m (8'7" x 12'5")

Radiator

Bathroom

Three piece white suite comprising panelled bath with shower over and shower screen, low flush WC, pedestal wash hand basin, radiator, part tiled walls, extractor fan.



BROOK FARM BUILDINGS

A range of traditional brick built farm buildings to the rear of the property, benefitting from Full Planning Permission dated 12th July 2023 for the conversion and alteration to form two dwellings, two holiday cottages and one residential annexe to the farmhouse.

Barn G (Annexe and Unit 1)

A single storey brick built 'L-shaped' building.

Planning consent to convert part of the building into a two bedroomed annexe to the farmhouse, extending to 71.02m² (764sqft).

The remainder of the building has consent to convert it into a one-bedroom holiday cottage extending to 44.52m² (479sqft).

Barn E1 (Unit 2)

Single storey brick built agricultural building comprising stables and loose boxes. Also contains cart shed with bricked up openings.

Planning consent to convert into a three bedroom holiday cottage extending to 194.61m² (2,095sqft).

Barn E2 (Unit 3)

Two storey brick built barn with granary floor above cart shed.

Planning consent to convert into a four bedroom residential property extending to 203.05m² (2,186sqft).

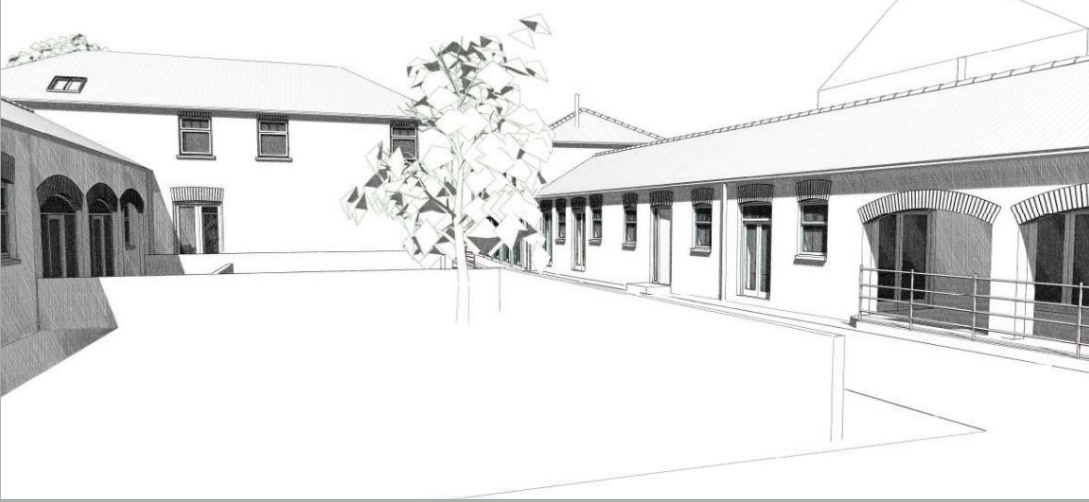
Barn F (Unit 4)

Two storey high 'open' structure brick built barn under a hipped slate roof.

Planning consent to convert into a four bedroom residential property extending to 162.47m² (1,749sqft).

Further detail can be obtained from the East Riding of Yorkshire Council Planning Website under reference 22/04061/PLF or upon request from the selling agent.

Visuals of the proposal are shown opposite.



SERVICES

The property is serviced by mains water, electricity and drainage. 1 Brook Farm makes use of electric heating and 2 Brook Farm utilises oil fired central heating.

APPLIANCES

No appliances have been tested by the Agent.

ENERGY PERFORMANCE

Brook Farm has an energy performance rating of E.

TENURE

Freehold.

GUIDE PRICE

Brook Farm is offered for sale as a whole with a guide price of £1,200,000.

METHOD OF SALE

Brook Farm is offered for sale by Private Treaty, however the Vendor reserves the right to conclude the sale by any other means.

VIEWINGS

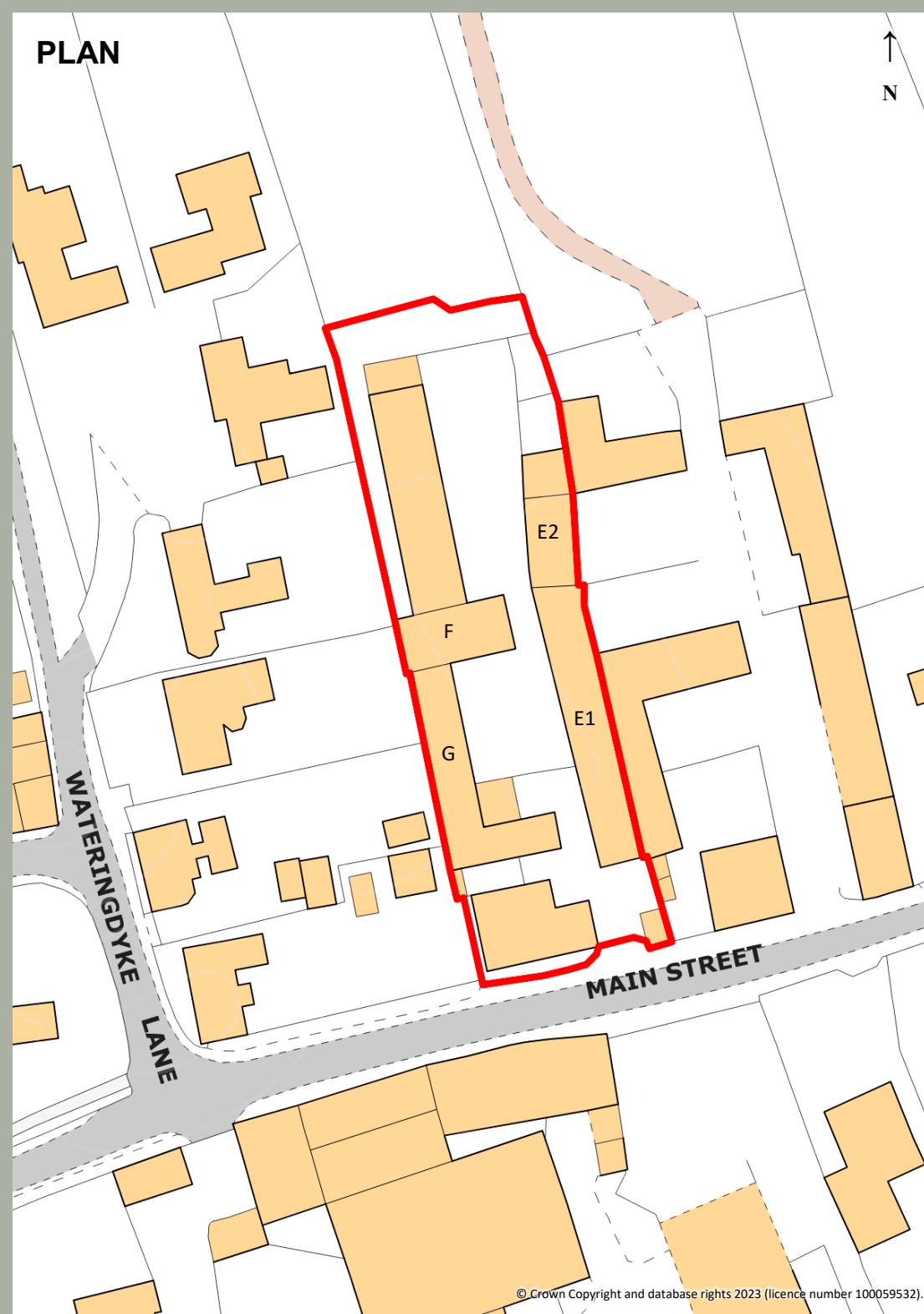
Viewings are strictly by appointment through the Vendor's Agent:

Clubleys
60 - 64 Market Place
Market Weighton
York
YO43 3AL

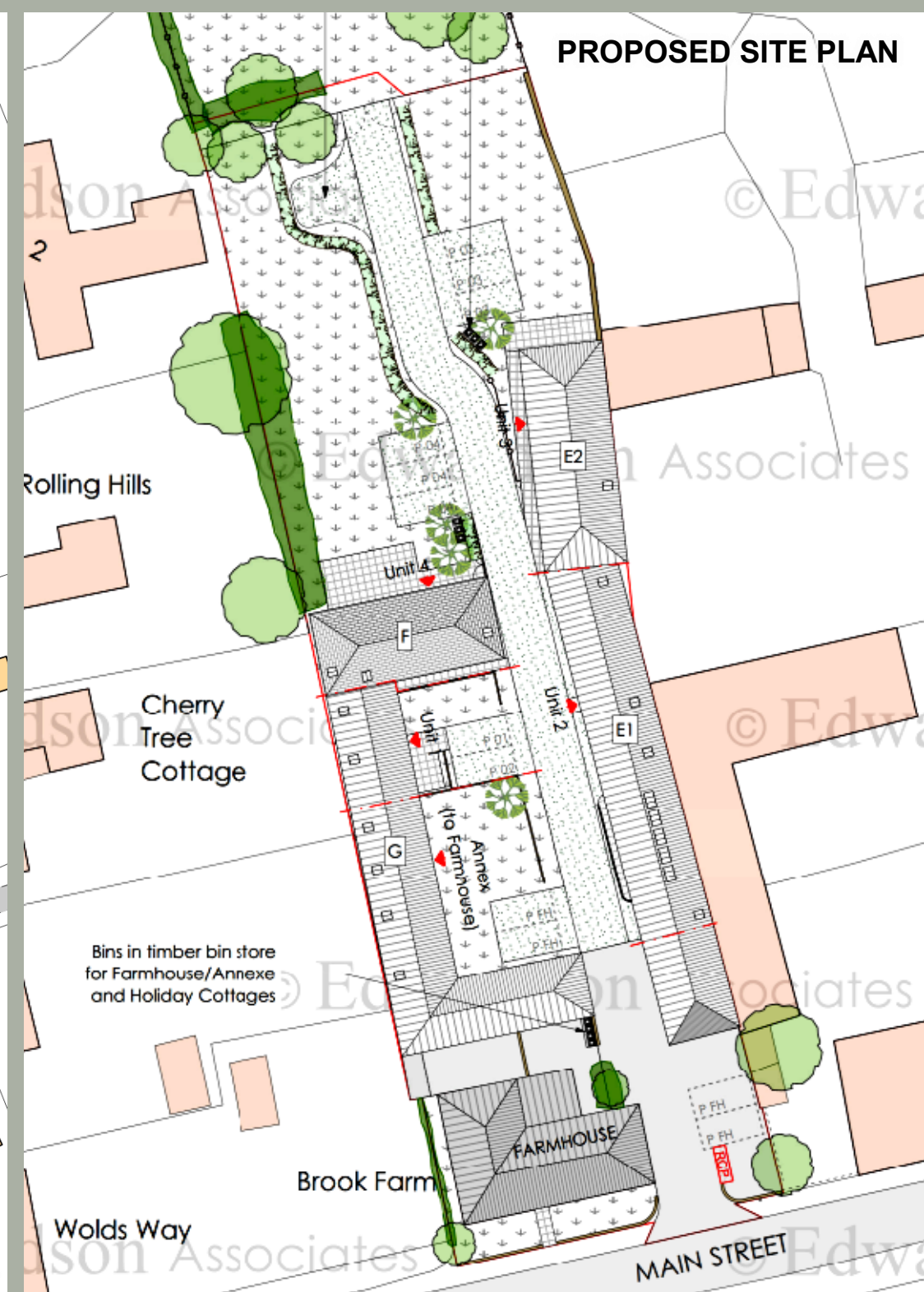
Tel: 01430 874000
Email: mw@clubleys.com



PLAN

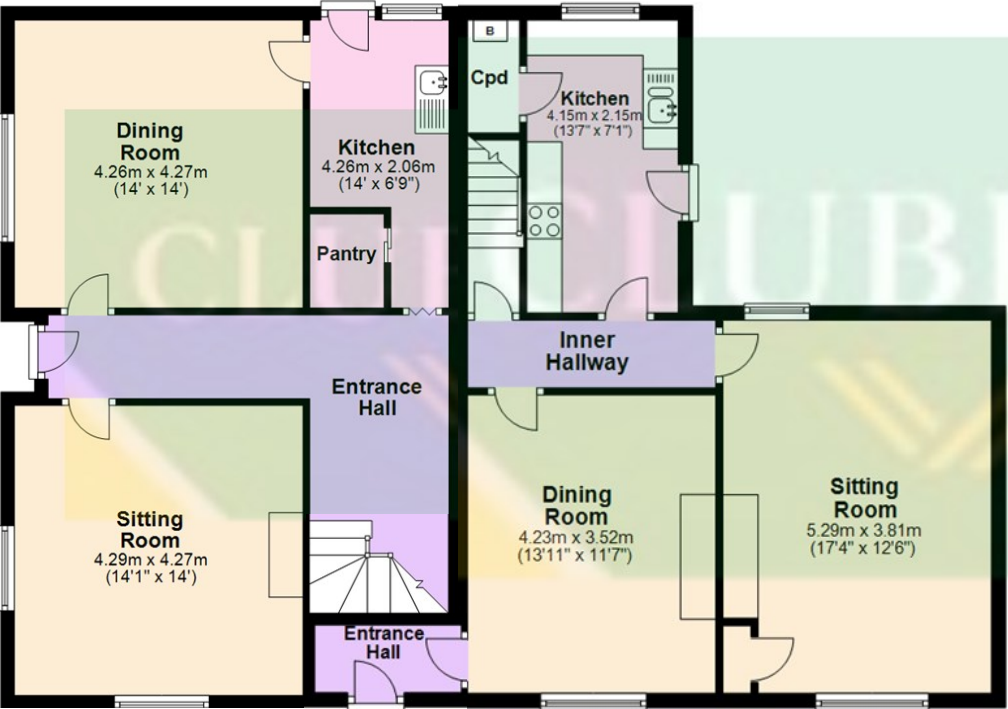


PROPOSED SITE PLAN

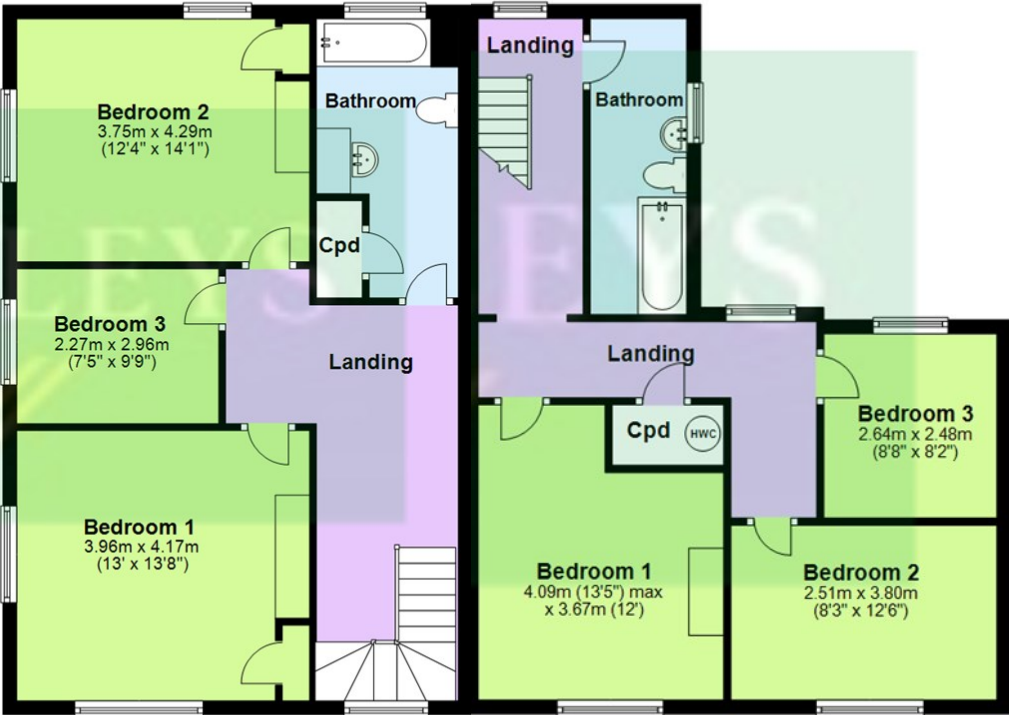


FLOOR PLAN

GROUND FLOOR

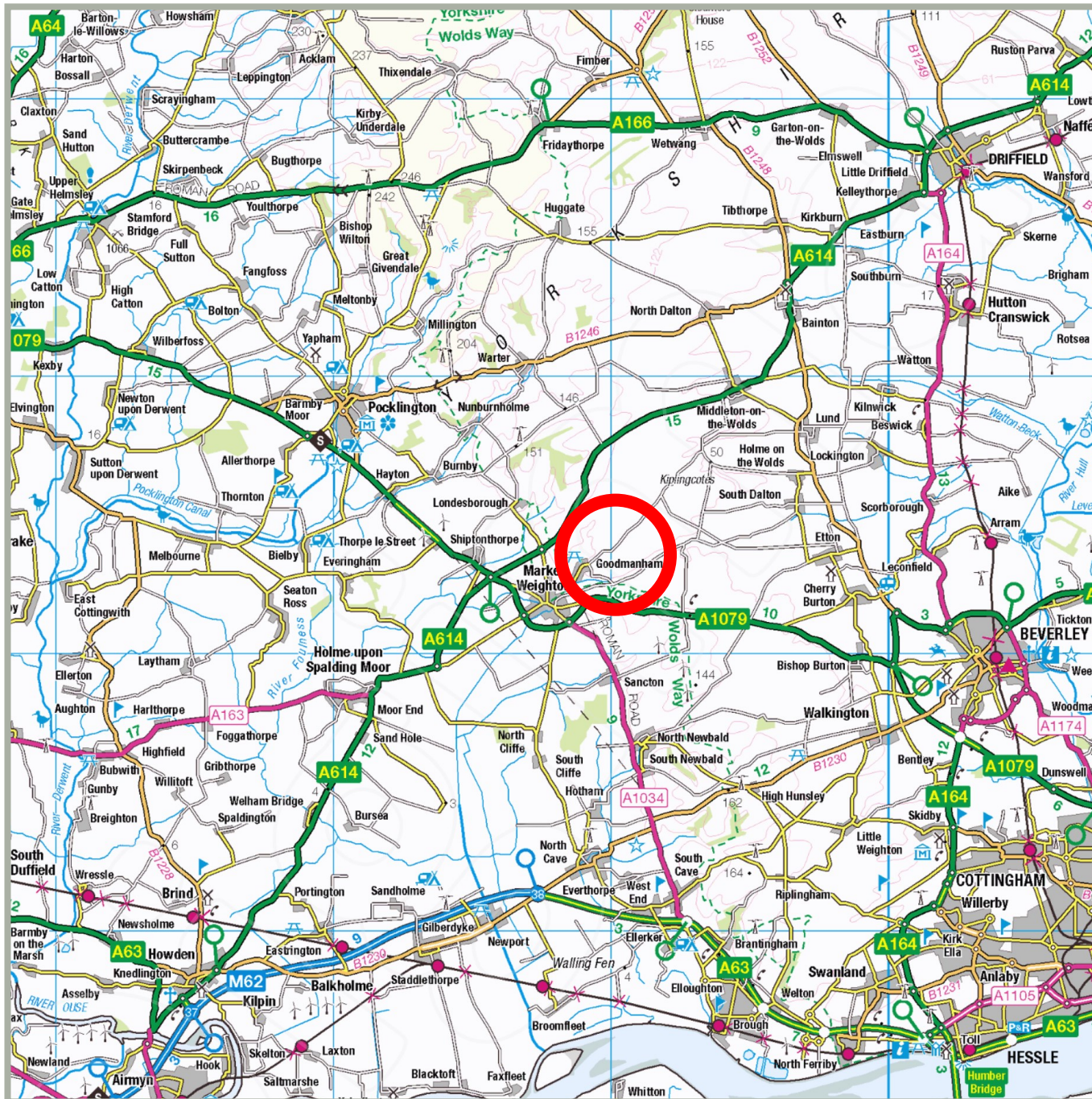


FIRST FLOOR





LOCATION PLAN



CLUBLEYS



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60-64 Market Place
Market Weighton
York
YO43 3AL

01430 874000

mw@clubleys.com

www.clubleys.com



rightmove

onTheMarket.com

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