

# BARMSTON FARM

WOODMANSEY, BEVERLEY, EAST YORKSHIRE



savills







# **BARMSTON FARM**

**WOODMANSEY, BEVERLEY, EAST YORKSHIRE, HU17 0TP**

**A RARE OPPORTUNITY TO PURCHASE A CHARMING COUNTRY  
HOUSE WITH HOLIDAY BUSINESS AND FISHING LAKE IN  
A PRIVATE YET ACCESSIBLE LOCATION CLOSE TO THE POPULAR  
TOWN OF BEVERLEY.**

Detached four-bedroom house with large private gardens

Three, two bed high quality holiday cottages

Five attractive fully furnished static caravans

Private 3 acre Fishing lake

A range of modern storage buildings

**All set in around 18 acres with an additional 1.5 acres available to rent**

For Sale as a whole

Beverley 2.5 miles ♦ Hull 5 miles ♦ M62 14 miles ♦ Hornsea 14 miles ♦ York 35 miles  
(All distances are approximate)



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**01904 617800**  
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### **Situation**

Barmston Farm is positioned in an accessible location just south of Beverley and to the north of Hull, whilst also close to Hornsea. The M62 lies approximately 14 miles to the south west and Hull railway station lies only 6.7 miles to the south.

There is a private drive direct from the A1174, in Woodmansey.

### **Description**

The sale offers a great opportunity to purchase not only a charming house but also a fully established successful business with potential to develop further subject to planning consent.

The land and buildings are ideal for those with equestrian interests.

The detached house dating back to the 1850's, holds many traditional features, as well as spacious rooms extending to over 2,500 sqft, with outbuildings and a large private garden with Swim Spa hot tub.

The property provides excellent owner accommodation which is beautifully presented throughout benefiting from five spacious reception rooms, four double bedrooms and the potential to provide a separate granny annex (subject to gaining the necessary consents) currently used for storage and a games room.

Behind the house is a very useful separate office building.

Within the complex there are three semi-detached / detached cottages each providing two bedroomed accommodation with a high standard of fixtures and fittings throughout. All cottages also enjoy private court yard gardens and parking spaces.

There is also a picturesque three acre well stocked coarse fishing lake currently used by guests of the holiday park.





















#### **Caravan site**

The site comprises of five well appointed static caravans situated in a lovely quiet and sheltered location.

The caravans have a range of features including double-glazing, central heating, open plan kitchen and living / dining room and all have three bedrooms and a shower room.

The park also includes a play area with picnic benches on a large lawned area, just around the corner from the caravans.

#### **Holiday cottages**

The park has three cottages currently used for holiday accommodation. Developed from the conversion of previous farm buildings and stables, the cottages each include two bedrooms, kitchen, dining / living room and a bathroom.

The cottages all have private seating and a barbeque area outside.

A laundry room with washing machines and tumble dryers services both facilities.

#### **Fishing lake**

There is a well-established fishing lake extending to around 3 acres including 40 fishing platforms. The lake is currently utilised by the guests staying at the park, however was historically used as a day ticket fishery. The lake is surrounded by high quality Otter fencing together with a three phase electric supply and excellent CCTV system which oversees the whole site.

The lake is currently well stocked with a range of course fish including Bream, Carp, Tench, Roach, Perch and Rudd.



















### Additional Buildings

The property benefits from versatile general purpose buildings which offer great storage and workshop potential.

**General Purpose Building one (60ft x 30ft)** Timber frame with clad sides and roof. Roller shutter door. Mezzanine store area. Lean-to currently providing 6 stables, a games room and store.

**General Purpose Building Two (60ft x 45ft)** Steel portal frame with concrete block walls and flooring. Insulated roof. Roller shutter doors to both ends.

**Mono Pitch Building (60ft x 25ft)** Timber frame building with concrete walls and floor. Insulated roof. Roller shutter door.

The property also includes a great entertaining cabin that has previously been used for Childrens parties which offers potential for future buyers to utilise.

### The Land

The land lies in an attractive ring fence extending to around 18 acres, which includes the 3 acre fishing lake surrounded by 6 acres of grassland. There is a further about 2 acres of woodland and 4 acres of grass paddocks currently divided up in to 8 fields used for grazing. The land is well fenced.

The current owners rent an additional 1.5 acres of riverside grazing land from the Environment Agency which adjoins the

property. It is understood that this would be available to the buyer going forward if required. The area is shown on the sale plan, hatched blue.

### General Remarks and Stipulations

#### Viewing

Viewing is strictly by appointment through Savills York Office, telephone 01904 617800.

#### Tenure and Possession

The property is offered for sale freehold subject to forward bookings and contracts with letting companies.

#### Method of Sale

The property is offered for sale by private treaty however, the agents reserve the right to conclude negotiations by any other means at their discretion.

#### The Business

Trading accounts will be available on request to interested parties who have viewed the property.

#### Fixtures and Fittings

All three cottages along with the five static caravans sold, will include all fixtures, fittings and furniture.

### Services

Two borehole water supplies, mains three phase electric. Sewage treatment plant. Oil fired central heating to both the house and cottages. The property also has the benefit of 10kw solar panels.

### Basic Payment Scheme Entitlements

The land is not registered for Entitlements to the Basic Payment.

### Local Authority

East Riding of Yorkshire Council  
County Hall, Beverley  
East Riding of Yorkshire  
HU17 9BA  
t. 01482 393939

### Covenants, Easements and Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

### Website

The properties are currently let through their own website – <https://www.barmstonfarm.co.uk/>



**Council Tax and Business Rates**

Barmston Farm is listed as Council Tax band E and the amount payable for 2021/2022 is £1,900.26.

**Local Area**

Barmston Farm is ideally situated to take advantage of attractive tourist locations such as Beverley including The Racecourse, a golf course, Beverley Minster and the town centres shops. With Kingston upon Hull a short distance with attractions such as The Deep and The Marina.

**Directions**

Barmston Farm is situated on the western side of the A1174 at Woodmansey heading south from Beverley towards Hull.

**Energy Performance Certificate**

A copy of the full Energy Performance Certificates are available upon request with the assessments summarised as follows:

Barmston Farm – E  
Otter Cottage – C

Dairy Cottage – D

Fox Cottage – C

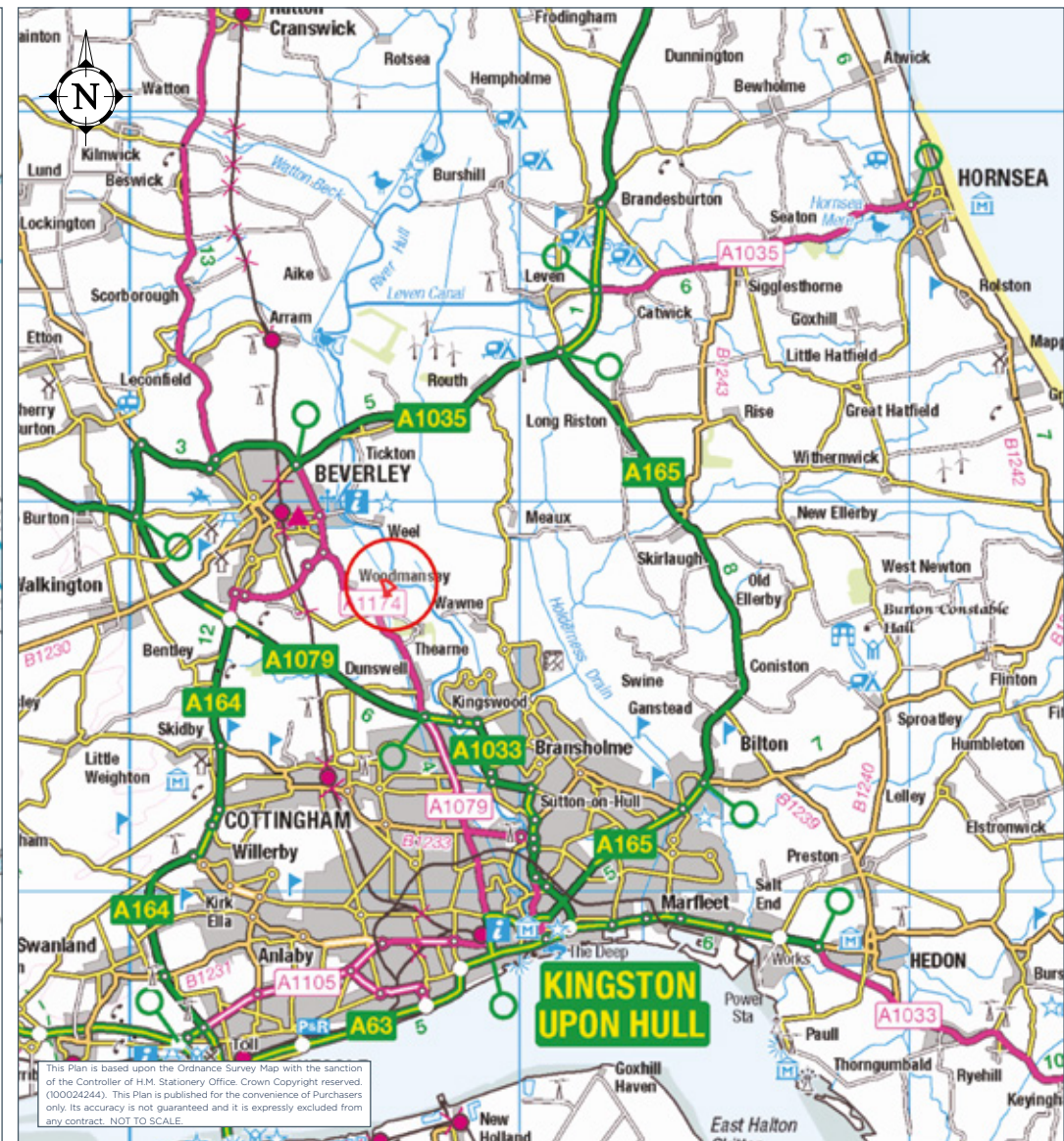
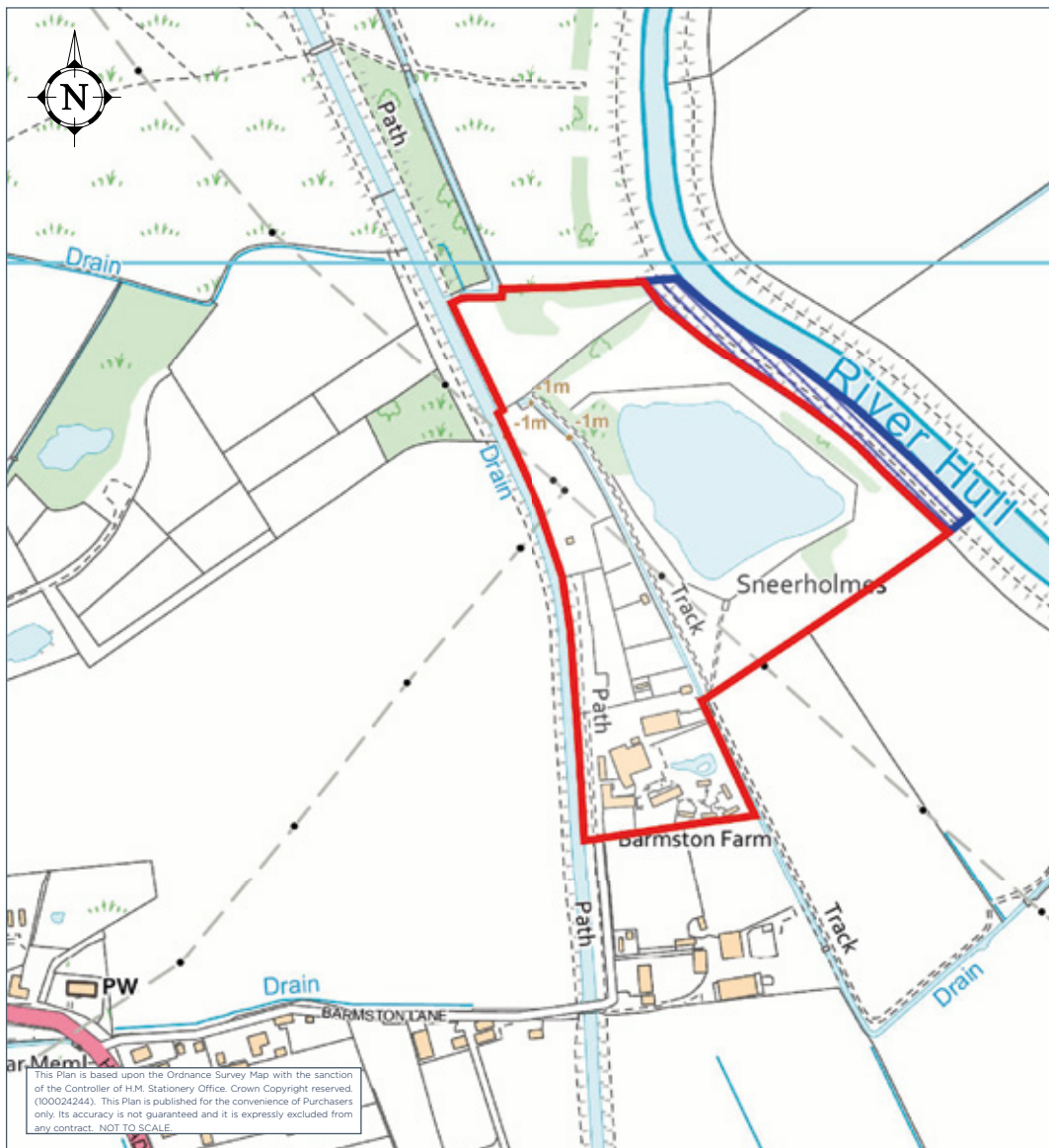
**Date of Information**

Date of Photographs – 2013 / May 2021

Date of Particulars – May 2021

Reference – 21.05.14.AB/KT





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21/05/26 KT



