



Yapham Holds Farmhouse, Feoffee Lane, Nr Pocklington, YO42 1PF

- Detached farmhouse with glamping pods and camp site in around 1.5 acres • Licence for 12 month holiday occupation
- 3 reception rooms • Kitchen and utility • 3 bedrooms and 2 bathrooms • uPVC double glazing and oil central heating •
- Separate barn ideal for development (subject to planning) • Wonderful opportunity to expand the existing business •
- Superb rural location with open views • Perfect property for a change of lifestyle •

Offers in excess of £550,000

Situated in the heart of beautiful rural countryside and on the edge of the Yorkshire Wolds, this is a superb opportunity for anyone looking for a change of lifestyle. The current owners operate a glamping site with six pods, and a touring camp site, therefore if you wish to continue this successful business, it is all ready for you to take over and enjoy the rural lifestyle. Alternatively, you may just be looking for a property that will offer you the 'Good Life' with plenty of land for chickens, sheep, or whatever takes your fancy. Adjacent to the farmhouse is a barn that is ideal for development. Subject to the necessary permissions, it could either be incorporated into the existing home, made into an annexe, or even transformed into additional holiday let accommodation. All in all, Yapham Holds Farmhouse, that sits in around 1.5 acres, presents many options for the discerning buyer.

The farmhouse is approximately 300 years old, and is a lovely family home. The living room is to the front elevation with windows overlooking the garden and views over open countryside. Integral appliances in the fitted kitchen include a halogen hob, double electric oven and dishwasher. There is a door to the rear courtyard. Off the kitchen is a dining room that is open to a snug/family room. The focal point in this room is the log burner that also has the option of feeding the central heating system, therefore saving on the oil boiler. There is a useful utility room that completes the ground floor accommodation.

To the first floor the master bedroom has fitted wardrobes and overlooks open fields. The recently fitted ensuite has a walk-in shower, hand basin and toilet. There are two further bedrooms, one with fitted wardrobes, drawers and dressing table unit. The family bathroom is fully tiled, with a bath, separate shower cubicle, hand basin and toilet.

The property has uPVC double glazing and oil central heating.

To the front of the property is an attractive garden laid to lawn with mature planting. This is a lovely area to relax and enjoy the peace and quiet of the countryside, with views over farmland. To the rear of the property is a courtyard leading to a disused shell of a former building, that could well have development potential, again subject to the necessary planning requirements. A nissan hut is a useful storage area and is located towards the back of the buildings.

There are currently 6 timber pods, each with decking to the front, and electric heating. Simply furnished with a sofa bed, table and TV, they provide the ideal escape from the 'mad world'. There is a 12 month licence for the whole of the site, to include 7 pods, 10 tents, 5 caravans and 3 motor homes. The site has a shower block comprising of showers, toilets and hand basins. The camp site is well served with electric points.

It is difficult to do justice to this lovely property and superb location by description and photographs alone. The opportunities are vast, and very dependant upon your requirements.

Location

Situated approximately 2½ miles outside Pocklington in the heart of the countryside.

Directions

Travel out of Pocklington towards Stamford Bridge. After approximately 1½ miles turn left onto Feoffee Lane. The property is on the right hand side approximately ½ mile from the junction.

If travelling from York along the A1079, take the second left turn after Wilberfoss village. It will be signposted Yapham. Follow this road to the crossroads, travel straight across and continue for another ¾ mile and you will see the property on the left hand side.





Lovely farmhouse with glamping and camping site in open countryside



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains electric and water. Private drainage system



Address: Feoffee Lane, Yapham
Reference: 205



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Offices in York, Pocklington and Market Weighton

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Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



First Floor

Approx. 48.5 sq. metres (521.9 sq. feet)



Total area: approx. 119.6 sq. metres (1287.1 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

Disclaimer

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