



YEDINGHAM, MALTON

£1,200,000

Carter Jonas

WESTFIELD FARM, YEDINGHAM, YO17 8SS

Westfield Farm is an exceptional detached country house, occupying a tranquil rural position on a quiet country lane, outside the traditional village of Yedingham, with far-reaching views across open farmland towards the Yorkshire Wolds to the south and Dalby forest to the north. Set within grounds of just over four acres, the property combines substantial and beautifully presented family accommodation with landscaped gardens, paddock land, stabling and a significant agricultural barn.

The original part of the house is understood to date from the early 1800s, with a later extensions and extensive subsequent refurbishment by the current owners. The result is a highly individual home of considerable scale, character and flexibility, extending to approximately 4,300 sq ft of internal accommodation.

The accommodation flows particularly well for family living and entertaining. At the heart of the house is a striking dining hall, a superb reception space with a partially vaulted ceiling, log burner and an excellent sense of volume. This is complemented by a generous sitting room, separate snug, study, boot room, utility and a series of additional rooms which provide excellent flexibility.

The kitchen is another standout feature, with a high vaulted ceiling, rooflights, exposed roof structure and generous natural light. Fitted with traditional-style cabinetry and arranged around a central dining area, it has immediate access out towards the garden, creating a natural everyday hub for the house.

There are four large bedrooms arranged across the property. The principal bedroom is an elegant and generously proportioned room, served by a well-appointed en suite bathroom. Further bedrooms are arranged to provide excellent family or guest accommodation, with additional bath and shower rooms. The downstairs bedroom has a dressing room, large shower room and its own entrance, lending itself to multi-generational living, teenage or guest accommodation. The run of older stables to the front, could be developed, providing additional accommodation, holiday let or ancillary use, subject to any necessary consents.

Externally, Westfield Farm is approached via a gated entrance onto a substantial gravelled driveway, providing extensive parking. The gardens are a particular feature, with a beautifully landscaped front garden surrounded by drystone walling. The large rear garden has well-stocked borders, seating terraces and a delightful west facing summer house positioned to enjoy the afternoon and evening sun. Beyond the formal garden is a productive orchard with apple, plum and cherry trees around a central dovecote. A potting shed and vegetable garden adjoin the orchard. There are two greenhouses with a power supply. The paddock land is flat, and stock fenced together with a water supply, giving the property strong lifestyle and equestrian appeal.

TENURE Freehold **LOCAL AUTHORITY** North Yorkshire Council

EPC BAND To be confirmed

A SUBSTANTIAL AND BEAUTIFULLY RENOVATED COUNTRY HOME SET WITHIN JUST OVER FOUR ACRES, WITH FAR-REACHING VIEWS TOWARDS THE WOLDS. THE PROPERTY EXTENDS OVER 4,300 SQ FT AND IS IDEAL FOR MULTI GENERATIONAL LIVING.







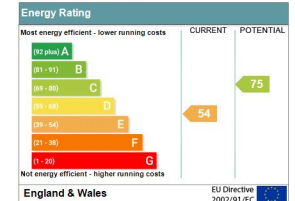
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Approximate Gross Internal Area = 399.5 sq m / 4300 sq ft
 Restricted Use Area = 34.1 sq m / 367 sq ft
 Brick Stables = 86.5 sq m / 931 sq ft
 Barn = 339.3 sq m / 3652 sq ft
 Summer House = 13.1 sq m / 141 sq ft



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