



**DALE FARM, HUNMANBY, FILEY**  
£1,250,000

**Carter Jonas**



# DALE FARM, HUNMANBY, FILEY, YO14 0JD

Dale Farm, an 18th Century farmstead set in three acres situated in a prime position located within a popular area which gives accessibility to the Yorkshire Wolds, North York Moors and the stunning Cleveland Heritage Coastline.

This original period farmhouse has an adjoining cottage so offers the dual aspect of a 6 bedroomed substantial home or sperate self-contained accommodation perfect for multigenerational living. The Farmhouse provides well-appointed accommodation over 3 floors. Generously proportioned, naturally bright rooms with original features and rural views. There are 2 reception rooms and a conservatory alongside a traditional farmhouse kitchen diner and utility, 3 bedrooms and 2 bathrooms on the first floor, with further living space on the second floor. The adjoining cottage gives a further 3 bedrooms, conservatory, bathrooms and kitchen. This accommodation is complimented with workshops, garages, stable and an open barn.

Enhancing the farmstead is a range of guest accommodation which is wonderfully diverse and imaginatively designed; original farm buildings converted to an airy apartment and contemporary studios, woodland cabins, a treehouse, and a grain store. From a cosy cottage to glamping amongst the trees, a great deal of care and attention to detail has resulted in a superbly unique accommodation. A perfect setting for weddings and events, the outbuildings form a sheltered courtyard with a fabulous "Yorkshireman" bar and an open barn area for entertaining in all seasons.

The current owners have historically operated such as an extremely successful holiday destination, wedding venue, B&B and retreat centre which all in turn created an extremely profitable business with sleeping and self-catering for up to 26 people. (The part of that business that is the self catering holiday accommodation aspect is still open for business -[www.dalefarmholidays.co.uk](http://www.dalefarmholidays.co.uk))

Outside the gardens are beautifully landscaped in sections, offering guests and owners their own slice of peace and privacy, and a productive kitchen garden.

Surrounded by breathtaking scenery and beautiful countryside, Dale Farm offers an idyllically located, lifestyle opportunity in a magical setting.

**A FABULOUS LIFESTYLE OPPORTUNITY BEAUTIFULLY SITUATED BETWEEN THE YORKSHIRE WOLDS AND HERITAGE COASTLINE.**







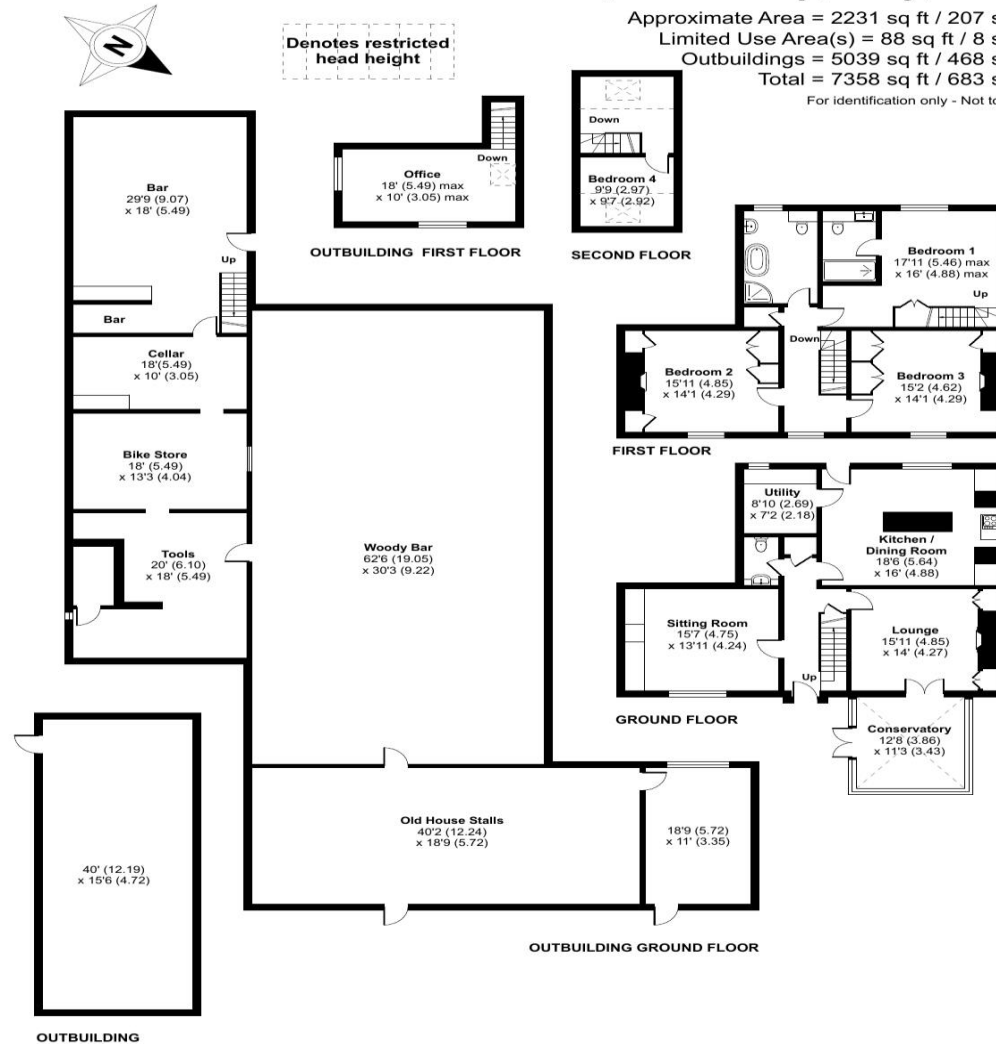






# Bartindale Road, Hunmanby, Filey, YO14

Approximate Area = 2231 sq ft / 207 sq m  
 Limited Use Area(s) = 88 sq ft / 8 sq m  
 Outbuildings = 5039 sq ft / 468 sq m  
 Total = 7358 sq ft / 683 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchem 2022. Produced for Rural Scene. REF: 942770

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## IMPORTANT INFORMATION

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# Bartindale Road, Hunmanby, Filey, YO14

Approximate Area = 1860 sq ft / 172.7 sq m

For identification only - Not to scale

