



**LOWDALES FARM, HACKNESS, NORTH YORKSHIRE, YO13 0JU**  
£725,000

**Carter Jonas**



# LOWDALES FARM, HACKNESS YO13 0JU

Idyllically situated in the picturesque valley of Lowdales, just a mile north of Hackness village, Lowdales Farm is a pretty and unspoilt sandstone farmhouse set in approximately 2.3 acres. Surrounded by breathtaking views towards Whisperdales and Silpho, the property offers peaceful rural living within a particularly scenic part of the North York Moors National Park.

Lowdales Farm dates from the 18<sup>th</sup> century, designated Grade II Listed and retaining every inch of original character and charm. Over the last 28 years, the present owners have beautifully maintained and sensitively updated the property, carefully respecting its listed status and requirements of the National Park.

The property is approached via an adopted road with a ford, a quiet country lane leading to just one other neighbouring property. Beyond here, footpaths give access to miles of beautiful walks through gently undulating countryside from the doorstep. The gated driveway opens into a gravelled courtyard, enclosed by stone outbuildings and garaging.

On entering, an inviting snug room features a cosy wood burner and flagstone flooring. Traditionally configured, this leads through to the farmhouse style kitchen, with two well-proportioned reception rooms to either side of a central hallway. Every room exudes immense charm, with exposed beams and Victorian cast iron tiled fireplaces, and magnificent views enjoyed through box sash timber windows, framed by original working shutters. The first floor comprises two double bedrooms, one with fitted wardrobe and under stairs cupboard, a house bathroom and separate shower room. The third bedroom occupies the entire length of the second floor, partitioned on one side to create a dressing room.

The outbuildings have been partially converted and now house a useful utility room with power and lighting, and a wc. There is further potential here, and within a second stone outbuilding to create a studio/annex, subject to planning and listed building consent.

Positioned side-on to the lane, the property's pretty façade looks out over the generous garden, taking full advantage of its southern aspect and uninterrupted views across the landscape. A paved terrace and summerhouse provide the perfect spot to enjoy the serenity and beauty of the setting, and for watching wildlife in the pond. The well-maintained lawn is interspersed with fruit trees, and a hedged border creates a natural boundary alongside colourful planted beds, beyond which the fenced paddock extends to approx. 2.3 acres.

Lowdales is within a mile of the renowned picturesque village of Hackness. It offers excellent walking and cycling, angling on the River Derwent, and breathtaking scenery. It lies betwixt the coast with the characterful towns of Scarborough and Whitby, the moors, and the market towns of Malton and Pickering. The nearby A170 and Seamer station provide excellent transport links to York and beyond.

**Services: Oil fired central heating - electricity supply from a generator, inverter charger and batteries (which can provide 240V to the property independently) - private drainage - private water supply - solar panels.**

## A GRADE II LISTED PERIOD FARMHOUSE IN A STUNNING SETTING WITHIN THE NORTH YORK MOORS NATIONAL PARK.





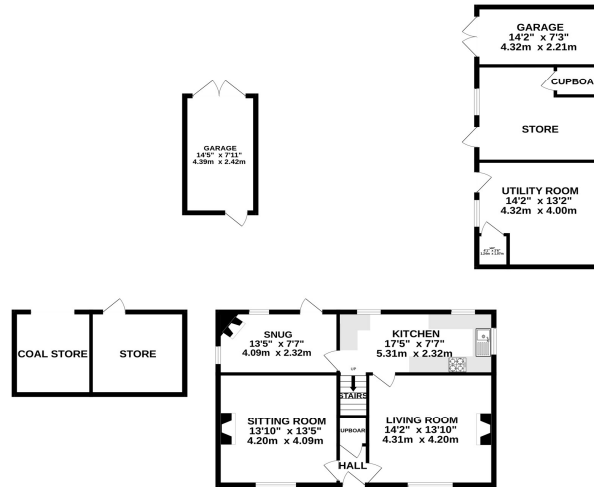




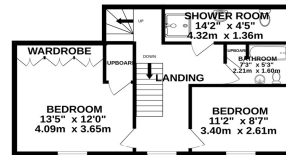




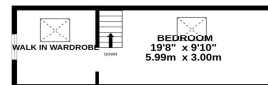
GROUND FLOOR  
1408 sq.ft. (130.8 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 2210 sq.ft. (205.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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