

High Farm

Ox Close Lane, Whixley, YO26 8AX

RobinJessop

A PRIME RESIDENTIAL SMALLHOLDING EXTENDING TO 16 ACRES WITH A RANGE OF AGRICULTURAL BUILDINGS

- A Detached Three Bedroom Farmhouse
- In Need of Some Refurbishment
- Detached Double Garage
- Good Range of General Purpose Buildings
- Two Redundant Pig Buildings
- 16 Acres Set in a Ring Fence
- Stunning Panoramic Views
- Popular & Peaceful Location
- Guide Price - £850,000

SITUATION

Whixley 1 mile, Green Hammerton 3 miles, Knaresborough 7.4 miles, Boroughbridge 7.5 miles, Wetherby 11 miles, Harrogate 12 miles, York 14 miles, Leeds 30 miles. A1(M) Interchange 3.5 miles and A19 Interchange 11 miles (all distances are approximate).

High Farm enjoys an enviably secluded position on the north-western edge of the highly regarded village of Whixley, set within open countryside and commanding stunning far-reaching rural views. The property is approached via West Lane, which connects to Ox Close Lane and provides convenient access from the village.

Whixley is a well-positioned and attractive rural village, benefiting from a range of local amenities and services, whilst also enjoying easy access to neighbouring villages offering a wider selection of facilities. The property combines the tranquillity of country living with excellent connectivity.

The thriving market towns of Knaresborough and Boroughbridge, together with Wetherby, Harrogate and the historic city of York, are all within comfortable commuting distance. Excellent transport links are provided by the nearby A1(M) and A19, placing many of the region's principal commercial centres within easy reach.

INTRODUCTION

High Farm presents a rare and exciting opportunity to acquire a residential smallholding extending to approximately 16 acres of productive grassland, occupying a delightful edge-of-village setting with breathtaking panoramic views across the surrounding countryside.

While the property would benefit from modernisation, it offers exceptional potential to create a superb country residence, equestrian property or lifestyle smallholding, tailored to individual requirements. Opportunities of this nature are increasingly scarce, making High Farm an appealing prospect for those seeking space, privacy and the opportunity to create a truly special rural home.







DESCRIPTION

Situated approximately one mile from the edge of Whixley village, High Farm is approached via the peaceful rural lanes of West Lane and Ox Close Lane. The approach immediately creates a wonderful sense of privacy and seclusion, whilst retaining convenient access to village amenities and the surrounding road network.

The driveway leads to a generous parking area and provides separate access to the agricultural buildings located to the northern part of the holding.

The property is entered via an entrance hall incorporating a useful utility area and cloakroom/WC, which in turn leads through to the kitchen.

The kitchen is fitted with a range of wall and base units, integrated appliances and ample space for informal dining. From here, the accommodation flows naturally into the spacious open-plan dining and living area, a characterful space featuring exposed timber beams, a charming brick alcove and a striking brick fireplace. Large windows frame attractive views across the gardens and surrounding countryside, creating a bright and welcoming atmosphere throughout.

The adjoining garden room is a particular feature of the property, enjoying French doors opening onto the gardens together with windows which flood the room with natural light. The room also benefits from direct access back to the utility area and entrance hall, providing a practical and flexible layout.

Overall, the ground floor offers light-filled and versatile living accommodation, enhanced by large windows that maximise the property's delightful rural setting.

The first floor is accessed via a staircase rising from the dining area to a central landing. The accommodation comprises three generously proportioned double bedrooms and a family bathroom fitted with a bath, wash hand basin and WC. The principal bedroom also benefits from an en-suite shower room.

The property is set within beautifully maintained wrap-around gardens, featuring mature shrubs, established hedgerows and colourful flower beds. The gardens provide an attractive setting for the house and create a natural separation from the surrounding paddocks and farm buildings.

To the rear of the property is a substantial detached double garage, offering excellent potential for a variety of alternative uses, subject to any necessary consents, including a home office, gym or ancillary accommodation. A large tarmac parking area provides space for numerous vehicles and is accessed via a gated entrance. Separate access is also available to the agricultural buildings.

The holding benefits from a useful range of agricultural buildings, including an open-fronted steel portal-framed general-purpose building and a livestock shed. To the rear are two former pig houses which are now redundant and offer limited agricultural value.

The land extends to approximately 16 acres of productive grassland and is currently utilised for livestock grazing. However, the land is versatile in nature and has historically been farmed for arable purposes, making it suitable for a variety of agricultural, equestrian and lifestyle uses.

High Farm presents a rare opportunity to acquire a former family smallholding occupying a private yet accessible rural position on the edge of a sought-after village. Offering a comfortable family home, useful agricultural buildings and approximately 16 acres of land, the property provides significant scope for enhancement and diversification. Whether sought as an equestrian property, smallholding or country residence, High Farm offers the opportunity to create an exceptional rural home in a truly picturesque setting with far-reaching countryside views.

Prospective purchasers should note that the agricultural buildings located at the northern end of the property are subject to an overage agreement in favour of the local authority until 2033. The overage is payable at 70% of any uplift in value arising







from the grant of planning permission for uses other than agricultural, horticultural or equestrian purposes.

There are no footpaths or rights of way which cross the land.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Any queries please kindly contact Robin Jessop FRICS or Mitchell Corney MRICS.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

If after viewing, you are seriously interested, then please register your interest, preferably by email with either Robin Jessop FRICS FAAV or Mitchell Corney MRICS FAAV so that we can keep you informed of how we intend to conclude the sale. This is particularly important for those who have downloaded the sales particulars from our website.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

///gradually.octopus.outgrown

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

The property is freehold and vacant possession will be given upon completion. The property is registered with the Land Registry Title Number NYK285320.

COUNCIL TAX

Band D.

Services

Mains Water (metered supply).
Main Electricity (single phase).
Foul Drainage

Foul drainage is to a septic tank marked “ST” on the plan. We have had the septic tank tested and MW Waste have confirmed that the tank was installed before 1983 and therefore does not need to be compliant and is still working. However, it would benefit from replacing in the mid term.

There are two redundant pig buildings. A budget quotation from MW Waste who are licensed for the removal of old asbestos has been supplied at £42,000 + VAT.

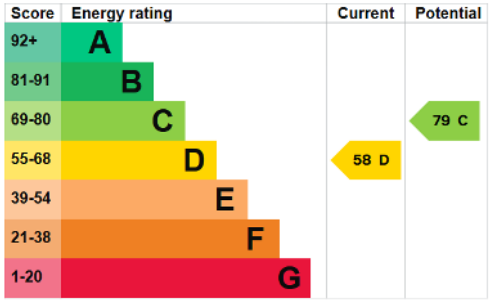
Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD



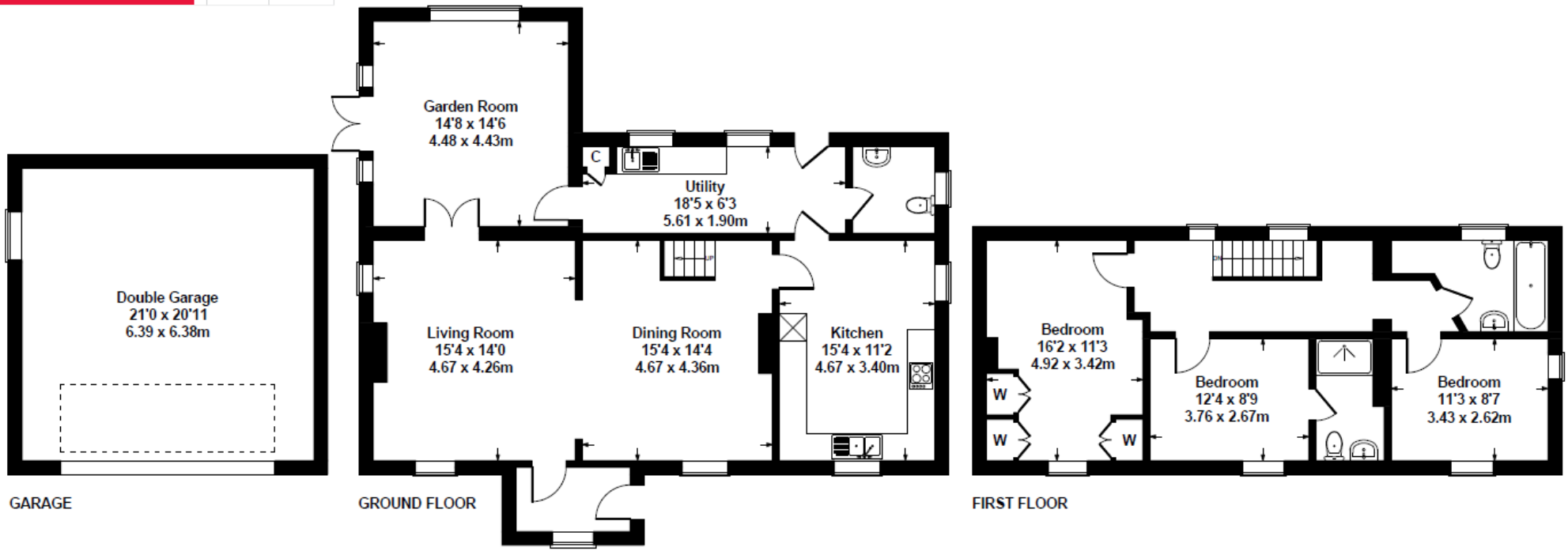






High Farm, Whixly, York, YO26 8AX

Approximate gross internal area
House 159 sq m - 1711 sq ft
Garage 41 sq m - 441 sq ft
Total 200 sq m - 2152 sq ft



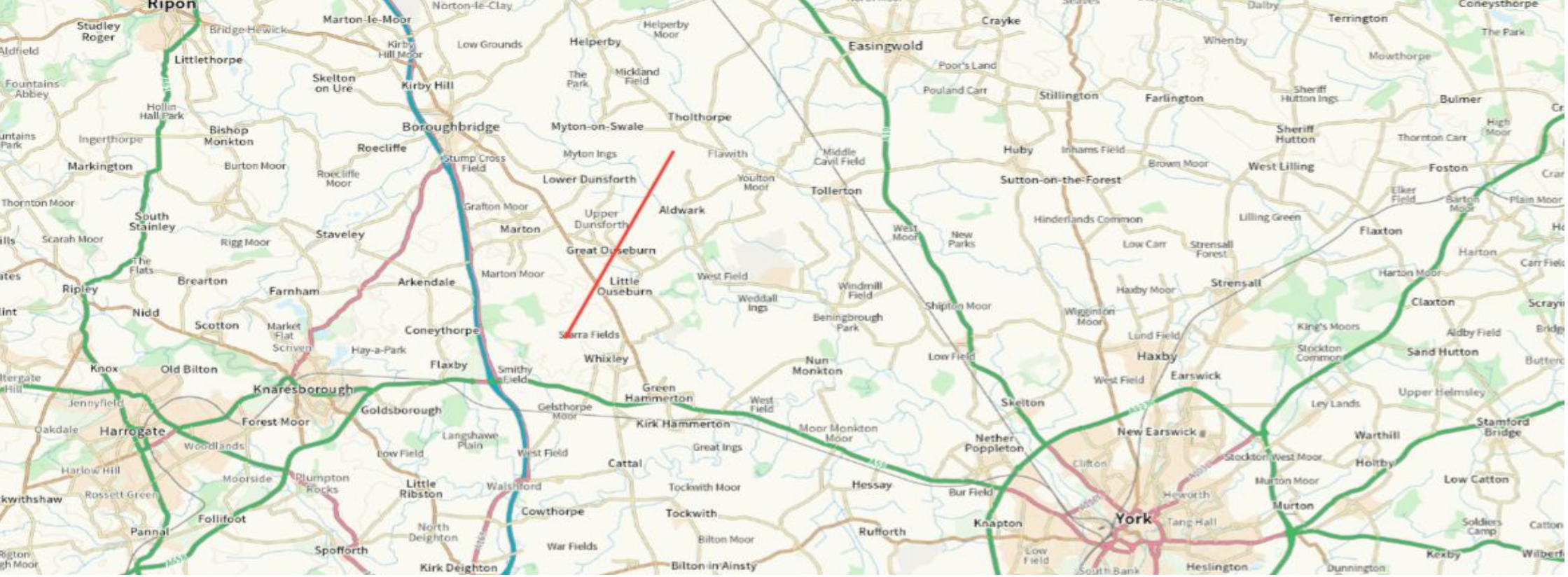
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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Ripon
Studley Roger
Bridge Hewick
Marton-le-Moor
Norton-le-Clay
Littlethorpe
Kirby Hill Moor
Low Grounds
Helperby
Helperby Moor
Skelton on Ure
Kirby Hill
Mickland Field
Easingwold
Crayke
Poor's Land
Pouland Carr
Stillington
Farlington
Whenby
Terrington
Coneysthorpe
Mowthorpe
Fountains Abbey
Hollin Hall Park
Bishop Monkton
Boroughbridge
Myton-on-Swale
Tholthorpe
Roecliffe
Stump Cross Field
Myton Ings
Flawith
Middle Cavil Field
Huby
Inhams Field
Sheriff Hutton
Sheriff Hutton Ings
Bulmer
Thornton Carr
Markington
Burton Moor
Roecliffe Moor
Lower Dunsforth
Youlton Moor
Tollerton
Brown Moor
West Lilling
Sutton-on-the-Forest
Foston
Thornton Moor
Grafton Moor
Upper Dunsforth
Aldwark
Elker Field
Barton Moor
Plain Moor
South Stainley
Marton
Hinderlands Common
Lilling Green
Flaxton
Scarah Moor
Rigg Moor
Staveley
Great Ouseburn
West Moor
New Parks
Low Carr
Strensall Forest
Harton
The Flats
Marton Moor
West Field
Windmill Field
Haxby Moor
Strensall
Harton Moor
Carr Field
Ripley
Brearton
Farnham
Arkendale
Little Ouseburn
Weddall Ings
Shipton Moor
Claxton
Nidd
Scotton
Market Flat
Scriven
Coneythorpe
Beningbrough Park
Wigginton Moor
King's Moors
Aldby Field
Scarra Fields
Hay-a-Park
Whixley
Lund Field
Stockton Common
Sand Hutton
Knox
Old Bilton
Flaxby
Smithy Field
Nun Monkton
Low Field
Haxby
Earswick
Knaresborough
Green Hammerton
West Field
Skelton
Upper Helmsley
Jennyfield
Gelsthorpe Moor
Ley Lands
Goldsborough
Kirk Hammerton
Moor Monkton Moor
Oakdale
Harrogate
Forest Moor
Langshawe Plain
Nether Poppleton
New Earswick
Warthill
Stamford Bridge
Woodlands
Low Field
West Field
Great Ings
Cattal
Clifton
Stockton West Moor
Holtby
Harlow Hill
Moorside
Plumpton Rocks
Little Ribston
Walshford
Tockwith Moor
Hessay
Murton Moor
Low Catton
Rossett Green
Bur Field
Heworth
Murton
Follifoot
Cowthorpe
Tockwith
Knapton
York
Tang Hall
Pannal
North Deighton
Rufforth
Bilton Moor
Soldiers Camp
Spofforth
War Fields
Low Field
Kexby
Kirk Deighton
Bilton in Ainsty
South Bank
Heslington
Dunnington



