



SEAVEGATE FARM, MOOR LANE, EAST AYTON, YO13 9EW
OFFERS OVER £650,000

Carter Jonas

A SPACIOUS FARM HOUSE WITH LAND PERFECT FOR EQUESTRIAN BUYERS OR FOR THOSE LOOKING FOR A LIFESTYLE CHANGE.

Seavegate Farm is a 5-bedroom family home that sits on approximately 8.65 acres of land, offering an unparalleled country lifestyle filled with endless possibilities.

Step inside to discover a spacious reception room that seamlessly connects to the lush garden through French doors, flooding the space with natural light and creating an inviting indoor-outdoor atmosphere. Expansive windows frame breathtaking views of the picturesque surroundings, while a cozy fireplace adds warmth and charm.

The generous dining room leads to a rustic kitchen, designed for both functionality and style. Featuring a practical kitchen island for extra workspace, storage, and seating, it's the perfect spot for family gatherings. The ground floor also includes a utility room, storage room, and an office.

On the first floor, you'll find a well-appointed bathroom complete with a separate shower and bath, alongside five spacious double bedrooms. Each room is perfect for family members or guests.

This adaptable property is ideal for larger families or multigenerational living, accommodating those who work from home with ease.

Step outside to find an equestrian paradise! A large outbuilding features internal stables, workshop rooms, a hay barn, and a tractor barn. The sprawling grounds include paddocks with natural shelter, allowing your horses to roam freely. With three separate access points, this property is perfect for both livestock and equestrian pursuits.

But the equestrian opportunities don't stop at your doorstep. Within a 20-minute drive, you'll find a variety of equestrian centres and facilities:

- Snainton Riding Centre (5.4 miles via A170): Offers riding lessons, weekend camps, and a prestigious competition venue.
- Rascal's Equestrian (1.9 miles via B1261): Horse boarding, livery, and confidence-boosting sessions await.
- Cottage Farm Stables (2.6 miles via A170): Provides diverse livery options with beautiful hacking.
- Wold Newton Equestrian Centre (11.6 miles via B1249): Offers arena hire, full livery packages, and clinics.

Additionally, a bridle network starts right off Moor Lane, winding through the North York Moors, with countless trails nearby, including Suffield, Silpho, and Whisperdales Beck. For those seeking adventure, longer bridle networks with multiple access points are just a short ride away.

Located in the village of East Ayton, you'll enjoy easy access to charming local pubs and restaurants, including the Denison Arms, Walkers, and the Lodge Bar & Restaurant, all just a five-minute stroll away. History lovers will appreciate the ancient Grade I listed Ayton Castle, dating back to the 14th century, offering fantastic countryside views.

Further afield the property has access to the City of York and is only a mere 5 miles from Scarborough's stunning beaches. The nearby coastal towns of Whitby and Bridlington are both within a 40-minute drive, and golf enthusiasts can enjoy the renowned Scarborough South Cliff and North Cliff Golf Clubs.

With easy access to the A170 and A64, this strategically located estate ensures seamless connectivity. Seamer railway station is only 3 miles away, providing services to Bridlington, Hull, Sheffield, York, Leeds, and Manchester Piccadilly.



TENURE FREEHOLD

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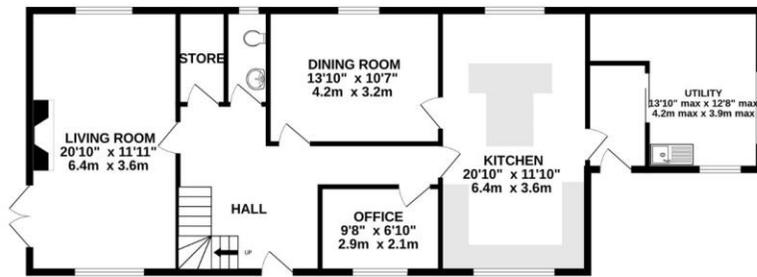


Classification L2 - Business Data

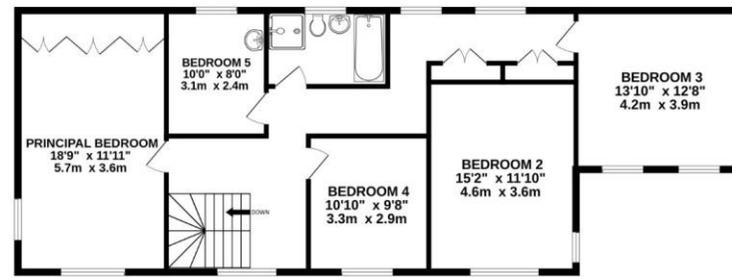


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GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.

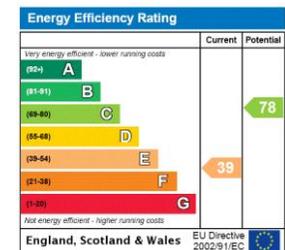


1ST FLOOR
1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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