



**Newbiggin Farm, Scarborough Road, Filey**

YO14 9PG

**By Auction £750,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Newbiggin Farm, Scarborough Road, Filey

## DESCRIPTION

Newbiggin Farm is an attractive residential smallholding set in approximately 8.5 acres, positioned in a picturesque yet highly accessible rural location on the edge of the coastal town of Filey. The property offers a rare combination of a well-presented family home, two high-quality fully furnished holiday cottages and excellent land and outbuildings, making it ideal for those seeking a lifestyle property with income potential.

The main farmhouse is a south-facing, detached property occupying an elevated position with open views across the surrounding land. The accommodation is well laid out and includes an entrance porch and hallway, a spacious dining kitchen, and a dual-aspect sitting room. To the first floor are three bedrooms and a modern family bathroom. The house is well suited for owner occupation or could alternatively be continued as a holiday let.

In addition to the main house are two superbly converted holiday cottages, Bramble Cottage and Barn Cottage, which were created from traditional farm buildings and finished to a high specification throughout. Both cottages feature vaulted ceilings with exposed beams, modern kitchens and bathrooms, and are presented ready for immediate holiday letting. Barn Cottage offers two en-suite bedrooms and generous open-plan living accommodation, while Bramble Cottage provides a one-bedroom layout with a separate living room, sauna and an impressive vaulted bedroom suite. The cottages enjoy use of a sheltered, south-facing courtyard and dedicated parking, and both have a strong record of occupancy and income.

The land extends to approximately 8.5 acres and is arranged in a ring-fenced block surrounding the farmstead. It comprises well-maintained grazing and mowing paddocks, all served by a water supply and enclosed by good fencing. A general-purpose building provides storage facilities, complemented by a purpose-built field shelter. There is also a small area of woodland and scrub which may offer future potential for alternative leisure uses, subject to the necessary consents.

Overall, Newbiggin Farm represents a highly versatile property, combining comfortable residential accommodation, established holiday income, and productive land. Its location close to Filey, the Yorkshire coast and the North York Moors makes it particularly appealing to those looking to run a rural tourism business or enjoy a countryside lifestyle with excellent access to local amenities.

# EPC Ratings

Main Farmhouse - EPC: E (current: 39 & potential: 91)  
Holiday Cottages: EPC: E (current: 52 & potential: 86)

# PLEASE NOTE

The current owners have submitted a planning application for the conversion of an existing steel-framed agricultural building into an additional residential dwelling. The proposal, which is under consideration by the local planning authority, offers further scope to enhance the property's residential or income-generating potential, subject to the necessary consents being granted. Please see the planning portal for further information.

# AUCTION WORDING

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area<sup>(1)</sup>  
3897 ft<sup>2</sup>  
362.3 m<sup>2</sup>

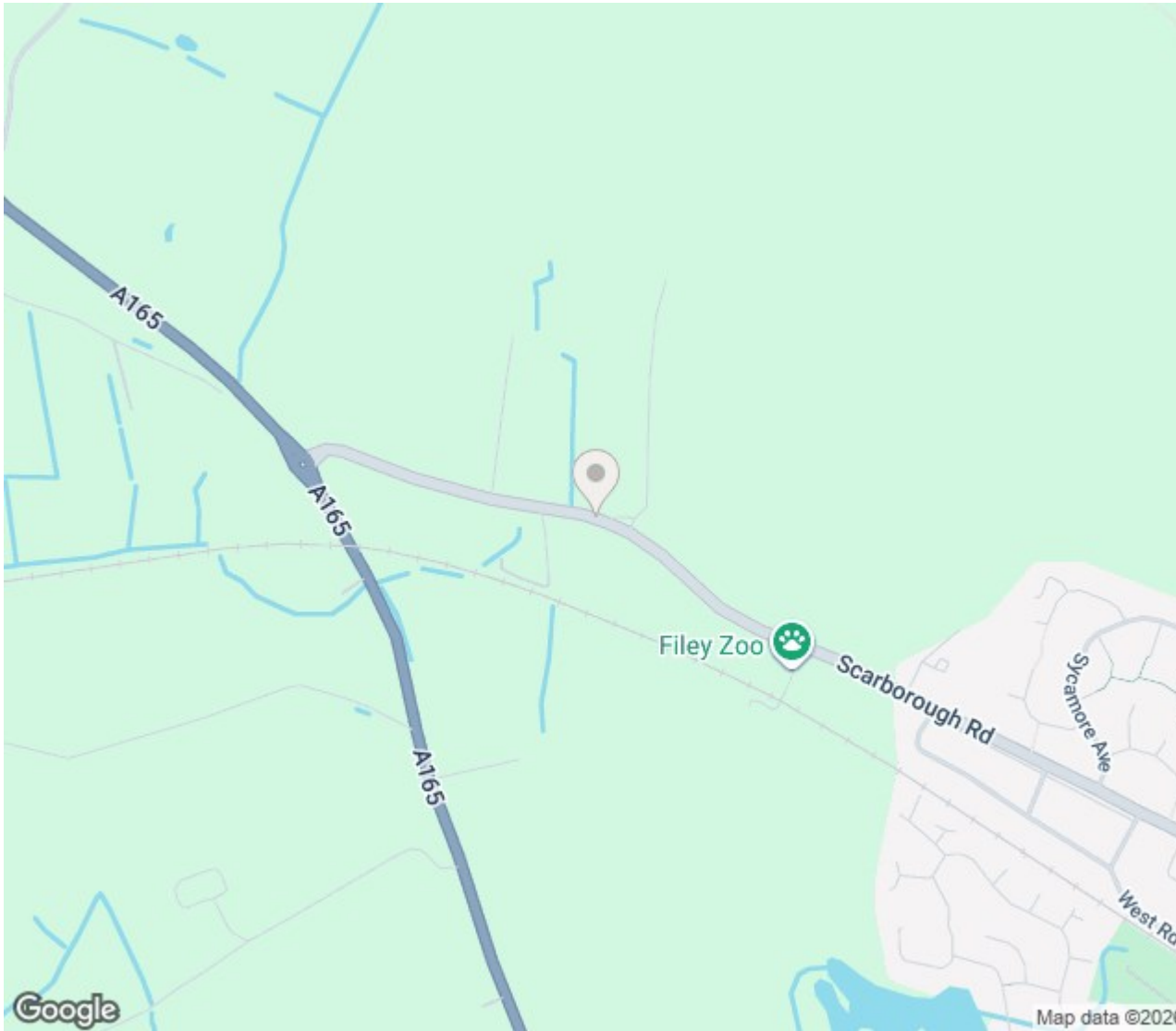
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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