

# Mark Stephenson's

ESTATE & LETTING AGENTS



## Manor Farm Bungalow Great Habton, Malton, YO17 6TU

£195,000

- Excellent redevelopment opportunity
- Superb open views to south and east
- Extends to approx 717 square feet
- In need of complete modernisation
- On the edge of this popular village
- Standing in approx 0.28 acres
- Potential to rebuild subject to planning
- Long driveway off Ryton Rigg Road



# Manor Farm Bungalow , Great Habton YO17 6TU

Offering excellent potential for either complete modernisation or demolition and rebuild subject to planning, Manor Farm Bungalow extends to approx 0.28 acres located on the edge of the village enjoying far reaching views at the front to the south and east. The entire building is arranged over just the ground floor incorporating the outbuilding at the far end although currently accessed from the outside only. Private access is off a long lane/track upto a generous area of parking and to the dwelling itself.



Council Tax Band:



#### General information

Great Habton is a village with a popular village hall and pub. Transport is provided for local primary and secondary schools. The town of Pickering is approximately 6 miles north east and Malton 5.5 miles south of the village, both of which are market towns where a good deal of local amenities and recreational facilities can be found.

#### Services

The lounge stove supplies both radiators and domestic hot water.

We understand water is off a private supply.

We understand there to be mains drainage.

Mains electricity.

Mains gas is not within the village.

#### Lounge

Front window, multi fuel stove supplying hot water and radiators.

#### kitchen

Rear window.

#### Bathroom

Three piece suite, rear window.

#### Bedroom 1

Front window. Connecting door into bedroom 2.

#### Bedroom 2

Front window.

#### Outbuiding

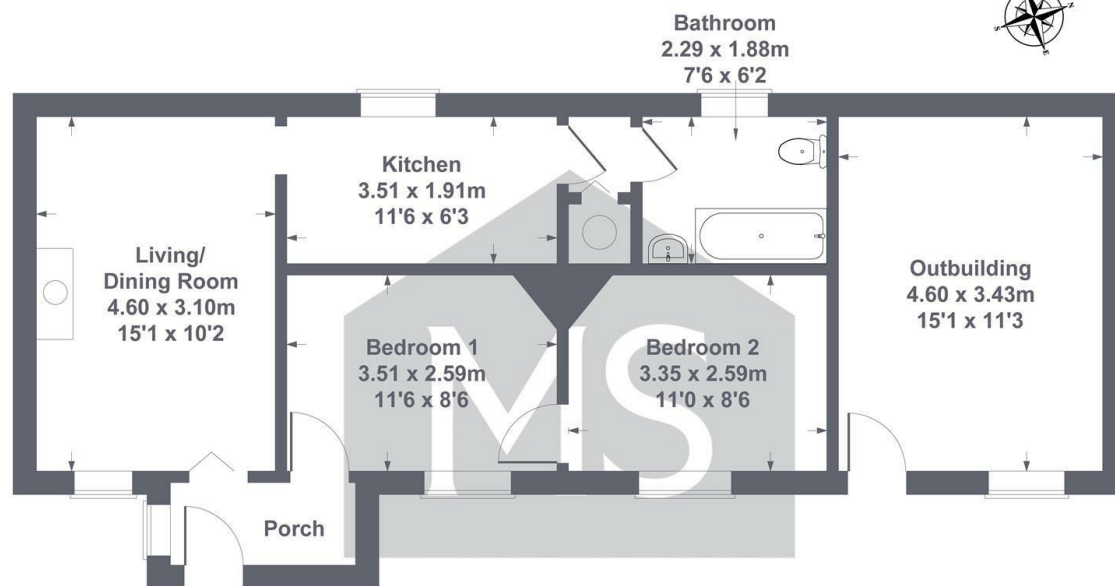
Generous size, not connected internally but very much within the overall footprint of the dwelling.

#### Outside space/gardens

From Ryton Rigg Road a farm gate gives access into a fully self contained lane/track with grass verges either side leading upto the property itself. Adjacent there is a generous hard stand area allowing parking for numerous vehicles. There is only a narrow strip of ground at the rear with shed. The property itself enjoys far reaching views to the east and south immediately from the front aspect onto farmland.



Approximate Gross Internal Area 717 sq ft - 67 sq m



**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



## Directions

## Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

## Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		