

S.3274

Northallerton
Estate
Agency 

BIRCHCROFT

Tunstall Road, Catterick, North Yorkshire DL10 7PR



An Attractively Presented Smallholding Comprising a Stone Built 4-Bedroomed Bungalow with Double Garage, Range of Outbuildings and Grassland totalling 2.03 Hectares (5.02 Acres)

- Well Presented Throughout
- Stone Built 4-Bedroomed Bungalow
- En Suite Master Bedroom
- Attached Double Garage
- Mature Well Laid Out Gardens & Grounds
- Range of Well Maintained Farm Buildings
- 4.5 Acres of Grass Paddocks
- Very Convenient for A.1 & Major Centres

Price: £445,000

Subject to Agricultural Occupancy Restriction

Birchcroft, Tunstall Road, Catterick DL10 7PR

SITUATION

Catterick	Village	½ miles	Scotch Corner	5
miles				
Richmond	5 miles	A.1	½ mile	
Northallerton	13 miles	Teesside	30	
miles				
Bedale	8 miles	Darlington	16 miles	
Leeds	40 miles	(all distances are approximate)		

The property is superbly situated in an attractive rural position with excellent outlook over open countryside and within convenient travelling distance of the excellent market towns of Northallerton, Bedale, Leyburn and Darlington where an excellent range of educational, recreational and medical facilities are to be found together with High Street shopping and weekly markets. It stands in a quiet country location which is nevertheless ideally located for access to the A.1 which provides excellent access to all routes North and South and makes the property ideally located for commuting to all the major centres of commerce. Additionally via the A.66 at Scotch Corner the property enjoys good access over to the west coast.

DIRECTIONS

Come off the road at the Catterick Village turn and follow the signs for Tunstall and Richmond Equestrian Centre having gone over the A.1M, turn to the right and follow the road around to the left and Birchcroft is located on the right hand side.

LOCAL AMENITIES

Shopping – Market town shopping is available at Richmond, Bedale and Northallerton whilst the major shopping centres of Teesside, Newcastle, Leeds and York are all reasonably accessible by the excellent transport networks in the area.

Schools – There are primary schools at Catterick Village, Richmond, Catterick Garrison and a number of villages in the location. Comprehensive schools are to be found at Richmond, Catterick, and Darlington. Independent Schools to be found at Teesside High, Yarm, Polam Hall (Darlington), Barnard Castle and Ampleforth. Church School and Nursery in the village.

Horses & Hunting - the property is situated within the Bedale Hunt country with the South Durham and Hurworth & Bilsdale Hunts close by. This area of North Yorkshire has always provided a large amount of equine activities ranging from various levels of eventing through to hunting, racing and point to point. This attraction within the area undoubtedly combines with the provisions of this rural dwelling to make Birchcroft an ideal location for those wishing to pursue equine activities.

Walking, Shooting & Fishing – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the Yorkshire Dales and Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Sedgefield, Thirsk, Newcastle, York, Ripon, Beverley and Doncaster.

Golf – Bedale, Darlington and Northallerton.

Theatres – Richmond, Darlington, Durham, Newcastle, York and Harrogate.

Leisure Centres – Darlington, Scotch Corner, and Northallerton.

Communications – the property's close proximity to the A.1 trunk road makes it very conveniently situated within easy travelling distance of the property and provides excellent access to routes north and south and joins in conveniently with the A.66 trunk road and the providing a good transport network nationally.

Main Line Train Stations are situated at Darlington, Middlesbrough and Northallerton providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. Additionally via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (20 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

Birchcroft comprises a substantial stone built, 4-bedroomed bungalow with the master bedroom enjoying en suite facilities. The property is set within generous and immaculately kept gardens and grounds. The property is completed with a nice range of agricultural buildings which have been well maintained and grass paddocks, in all the whole extending to some 2.03 hectares (5.02 acres) or thereabouts.

Please note the property was built in 1992/3 and is subject to an Agricultural Occupancy Restriction (AOR) the details of which are noted later in the particulars and there is also an overage payment in favour of the original owners should the property be developed for additional residential units (details are noted later in the particulars).

Internally the property is appointed to a high standard and enjoys well laid out, spacious light and airy family accommodation. The property has sealed unit double glazing throughout and is heated by a combination of night storage heaters, convector heaters and wood burning stove.

The offering of Birchcroft presents an all too rare opportunity to acquire an attractively presented property in a nice rural location with good range of outbuildings together with grounds, gardens and grass paddocks which although enjoying a quiet location is not isolated and enjoys excellent access to good transport networks.

Early inspection recommended.

ACCOMMODATION

Enter the property through the fully glazed front door with windows to either side.

Entrance Hallway

5.08m x 3.76m (maximum)

Large 'L' shaped hallway benefiting from coved cornice ceilings, ornate ceiling rose and light point, and night storage heater. Attic access. Door to:

Airing Cupboard

Housing lagged cylinder and immersion heater with generous range of shelving and storage.

Living Kitchen

4.53m x 4.21m

Nicely delineated into kitchen and living areas. Kitchen area having good range of painted solid oak fronted base units topped with oak fronted work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Tiled splashback. Inset Philips Whirlpool double oven and grill. Work surface inset four ring Phillips Whirlpool ceran electric hob. Space and point for fridge freezer. Unit matched wall mounted glass fronted display cabinets. Tiled floor. Coved ceiling. Centre ceiling rose and light point. Living area enjoys the benefit of carpets, night storage heater. Continuation of the coved ceiling. Door leading to:

Rear Entrance

2.43m x 2.03m

(Including built in storage cupboard), Coved ceiling. Centre ceiling light point. West facing picture window. Tiled floor. UPVC sealed unit double glazed door out with upper etched glass panels. Built in store cupboard with hooks and storage. Door to:

Utility

3.28m x 2.03m

Base units with work surface with inset single drainer, single bowl stainless steel sink unit with brass taps. Tiled splashbacks. Space and plumbing for washer. Tiled floor. Night storage heater. Centre ceiling light point. Space for additional appliances. Door to Garage. Door to:

Separate WC

6'6" x 3'

With centre ceiling light point. Low level WC.

Double Garage

5.48m x 5.47m

Large garage benefiting from 2 up and over doors, one of which controls automatically, north and west facing windows. Extensive eaves storage. Light and power and water. Extensive space for car, appliances and workshop area. Door to rear garden.

Living/Dining Room

5.06m x 6.01m (maximum, plus bay window).

Access through full height multi paned french doors from the hallway. Dining area having coved ceiling. Wall light point. Night storage heater. Living area enjoys the benefit of a south east facing bay window and further east facing window. Centre ceiling rose and light fitting, coved cornice ceiling. Open fire having stone pillars to side with an oak mantel shelf over, stone flagged hearth and hearth mounted wood burning stove.

En Suite Master Bedroom

4.39m x 3.62m maximum

North facing window with panoramic views over attractive open countryside. Coved ceiling. Centre ceiling light point. Good range of fitted bedroom furniture comprising two built in wardrobes with matching three drawer chest of drawers. Wall mounted convector heater. Door to:

En Suite Shower Room

2.11m x 1.12m (plus shower)

Fully tiled cubicle with thermostatically controlled mains shower. Extractor over. Sliding doors to front. Matching Charlotte pedestal wash basin and WC. Wall mounted Dimplex XL night storage heater. Coved ceiling. North facing window. Centre ceiling light point.

Bedroom 2

3.64m x 3.62m

North facing window, wall mounted convector heater, coved cornice ceiling. Overbed light pull.

Bedroom 3

3.62m x 3.17m maximum

North facing window. Wall mounted Dimplex convector heater. Coved cornice ceiling with centre ceiling light point. Panoramic views out over the property's land and across to the hills.

Bedroom 4

3.16m x 1.81m

North facing window. Night storage heater. Coved ceiling. Centre ceiling light point. Presently used as an office.

Family Bathroom

3.62m x 1.82m.

Suite comprising slipper bath on ball and claw feet with mixer tap and shower attachment, matching pedestal wash basin, WC and bidet. Half tiled walls. Wall mounted Dimplex night storage heater. Coved cornice ceiling with centre ceiling light point. Wall mounted extractor fan. Fully tiled corner shower unit complete with curved sliding doors and a wall mounted Mira Enthuse electric power shower.

Grounds & Gardens

The property centrally positioned amidst immaculately kept gardens and grounds. The property is approached over a slightly sloping driveway leading to a parking area in front of the double garage.

To the front of Birchcroft is a deep flowerbed and rockery border surrounding a large, well-maintained lawn. To the rear of the property, there is an orchard, a well worked vegetable garden and a small garden shed all bounded by a railed fence.

At the bottom of the drive is a further more substantial, timber framed "Nissan Hut" style shed measuring 15m x 7.4m with a concrete floor and electric supply.

FARMBUILDINGS & LAND

The bungalow, farm buildings and land at Birchcroft totals 2.03 hectares (5.02 acres) (See plan attached). The land, which is located to the rear of the property comprises a well fenced grass paddock with trough water supply.

In addition to the shed at the bottom of the drive is a small range of farm buildings at the far northwest corner of the grass paddock. This briefly comprises;

Calf Shed 1 24m x 5.5m
 Calf Shed 2 11.8m x 5.5m
 Timber Framed Hay Shed 10.8m x 5.0m

A substantial concrete yard with sheep pens adjoins the two properties. The buildings are in generally good condition and benefit from a mains water and electrical supply.

GENERAL REMARKS AND STIPULATIONS

VIEWING

Strictly by appointment with Northallerton Estate Agency:
 (01609)
 771 959.

COUNCIL TAX BAND

We are verbally informed by Richmondshire District Council that the Council Tax Band is E

TENURE

Freehold with Vacant Possession.

SERVICES

Mains Water and Electricity. Sceptic Tank Drainage.

WAYLEAVES, EASEMENTS RIGHTS OF WAY

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

AGRICULTURAL CLAWBACK CLAUSE

The contract of sale will include a development claw back clause. The clause is in respect of the original owners who have reserved the right to recover 50% of the uplift in value from the property's sale price to that of which it would achieve as a result of residential planning permission being granted on the whole or part. The claw back clause will remain attached to the property for a period of 25 years from the original completion which for the avoidance of doubt was in November 2006.

AGRICULTURAL OCCUPANCY RESTRICTION

“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him), or a widow or widower of such a person.”

Decision No: 1/15/174B/PA/F – Date of Decision: 14/08/92.

FITTINGS, FIXTURES & EQUIPMENT

Only those fixtures fittings and equipment specifically referred to are included in the sale. All furniture, garden ornaments are specifically excluded from the sale together with all machinery, produce and feeds stuffs etc.

Energy Performance Certificate HM Government

Birch Croft, Catterick, RICHMOND, DL10 7PR
 Dwelling type: Detached bungalow Reference number: 2818-5993-7202-5753-6920
 Date of assessment: 29 December 2017 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 02 January 2018 Total floor area: 144 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,514
Over 3 years you could save	£ 1,719

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 423 over 3 years	£ 270 over 3 years	
Heating	£ 4,488 over 3 years	£ 3,177 over 3 years	
Hot Water	£ 603 over 3 years	£ 348 over 3 years	
Totals	£ 5,514	£ 3,795	You could save £ 1,719 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower heating costs
 (92-100) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-10) G
 Not energy efficient - higher heating costs

Current: 67 Potential: 94

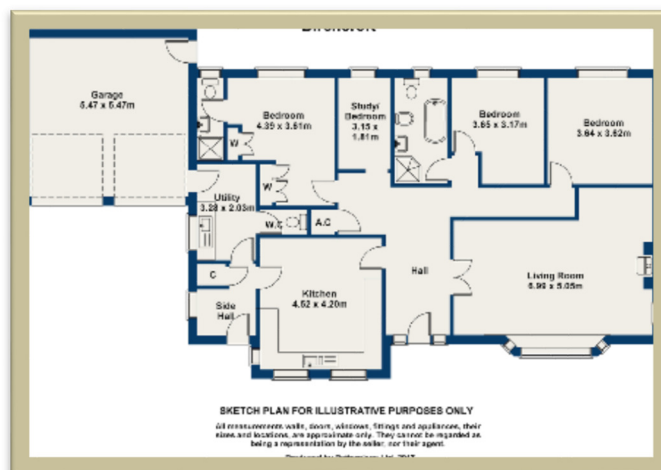
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 612
2 Low energy lighting for all fixed outlets	£25	£ 114
3 High heat retention storage heaters	£2,400 - £3,600	£ 744

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4







COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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