

**MARKSTONE HOUSE**  
**EAST COWTON, NORTHALLERTON DL7 0JU**



**A HIGHLY DESIRABLE, CONVENIENTLY POSITIONED EQUESTRIAN PROPERTY & BED & BREAKFAST SITUATED IN AN IDEAL AND CONVENIENT RURAL LOCATION**  
**PLEASE NOTE THE ABOVE PICTURE IS HISTORIC AND THE LAYOUT OF LAND TO THE REAR HAS CHANGED TO ADD FURTHER Paddock & USEFUL HARDSTANDING**

- 5 Bed Detached House – 3 With En Suite
- Immaculately Presented Throughout
- Extensive Range of Loose Boxes & Stabling
- 6 Point Horse Walker & All Weather Arena
- Paddocks Extending to Approx. 16 Acres
- Tremendous Business Potential

**GUIDE PRICE: OFFERS IN THE REGION OF £650,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# MARKSTONE HOUSE, EAST COWTON, NORTHALLERTON

## SITUATION

Great Smeaton	4 miles	Scorton	4 ½ miles
Croft	3 ¼ miles	Northallerton	11 miles
Darlington	7 miles	Richmond	9 ½ miles
Teesside	17 miles	A.1	5 miles
A.19	10 miles		

**Markstone House** is very conveniently situated in the hamlet of Dalton Gates which is an ideal central location for access to a number of local market towns and the major road networks.

The property is superbly situated just outside the villages of East & North Cowton and on the minor road to Richmond. This area represents a much sought after, popular and highly desirable area of North Yorkshire with the property nicely set back from the minor road and enjoying the benefit of a very convenient position with superb views out over the surrounding countryside and close to some tremendous riding and hacking country.

The nearby villages of East & North Cowton include renowned Public Houses and Restaurants, Garage and Primary Schools and additionally there is a Post Office and Shop in East Cowton. This area is very well situated in relation to the popular market towns of Northallerton, Yarm, Richmond and Darlington where a full and comprehensive range of recreational, educational and medical facilities can be found together with excellent and varied shopping and weekly markets.

The property lies within easy and convenient commuting distance of Teesside. There is good access onto the A.1 and A.19 trunk roads bringing the major centres of commerce north and south within easy commuting distance. Additionally via Scotch Corner there is direct access onto the A.66 Transpennine route.

There are main line train stations at Northallerton and Darlington bringing London within 2 ½ hours travelling time and additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Newcastle, Durham Tees Valley, Leeds/Bradford and Manchester.

The property is also conveniently situated to the Croft Circuit from which a thriving Bed & Breakfast business has been built up at the property.

## AMENITIES

**Shooting & Fishing** – The property is attractively placed in an area known for its quality shooting and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park and close to a number of good rivers.

**Walking, Riding & Cycling** - The area is well served for all of these leisure activities being located in the pleasant rural area which is within easy reach of some outstanding countryside and is also convenient not only for the North Yorkshire Moors and the Yorkshire Dales National Park but also the coast at Whitby, Scarborough and Redcar, all of these areas are renowned for their scenery and the quality of their leisure activities. There is excellent riding in and around the village of North Cowton extending up towards Scorton and across to East Cowton. There is an excellent network of bridle paths.

**Racing** – Thirsk, Catterick, Ripon, York, Wetherby, Beverley, Doncaster and Redcar.

**Golf** – Romanby (Northallerton), Thirsk, Bedale and Darlington.

**Communications** – A.1 and A.19 Trunk roads are within easy reach.

**Hunting** – The local hunt is the Hurworth and the property is within easy boxing distance of the Bedale, West of Yore, Sinnington, Cleveland and Bedale.

**Schools** – The area is well served by good state and independent schools. Comprehensive schools can be found at Darlington, Richmond and Yarm. Whilst independent Schools can be found at Ampleforth, Teesside High, Ripon Grammar, Yarm, Polam Hall at Darlington and Queen Mary's at Baldersby all of which are within convenient commuting distance. The property is within the catchment area for Richmond School for which there is a village bus.

**Leisure Facilities** – There are swimming pools with gyms at Northallerton, Darlington and Richmond and many additional leisure activities available in the surrounding area.

## DESCRIPTION

This property comprising a well laid out and spacious, attractively presented equestrian property situated in an ideal and convenient rural location which has under the present ownership also been utilised as Bed & Breakfast accommodation and would offer the opportunity for a substantial family house together with potential for income generating equine and bed and breakfast businesses.

The offering of the property offers a unique opportunity to purchase a fully equipped rural equestrian property which has the benefit of a modernised and superbly laid out 5-bedroomed family house which presently runs as a Bed & Breakfast or could provide the provision of an annexe for a dependent relative.

Internally the property is well laid out and spacious with light and airy sitting room, farmhouse kitchen, and dining room and fully double glazed conservatory. The property has UPVC sealed unit double glazing and oil fired central heating. On the first floor there are five good sized bedrooms, three of which have en suite facilities. To the complete the accommodation is a family bathroom.

Externally the property is complemented by a full range of equestrian facilities including three stable blocks, all weather arena, 6 point horse walker, horse shower together with extensive hardstanding, small turn out paddocks and mains grass paddocks extending to in excess of 16 acres or thereabouts. The property has full Planning Permission for use as a Livery Yard..

The property is offered for early occupation and chain free. Early inspection is recommended to fully appreciate the property, its position and potential.

## ACCOMMODATION

Enter via covered entrance down small stone steps to sealed unit panelled front door with brass door furniture leading into:

### Entrance Vestibule

**6'2" x 7'3" (1.88m x 2.20m)**

With central archway, ceiling light point, Terracotta tiled floor. Floor mounted Trianco TRO1 oil fired central heating boiler and ceiling light point. Double glazed picture window to side. Telephone point. Stairs to First Floor.

### Sitting Room

**22'4" x 11'10" (6.80m x 3.60m)**

Continuation of tiled floor. Attractive heavily beamed ceiling. Feature fireplace which has exposed brick chimney breast and hardwood lintel.

Natural stone flagged hearth with inset open grate. Two TV points. Two double radiators. Ceiling light point. Two wall light points. Three double glazed windows to the side making the room particularly light and airy. Sky point. Door to:

#### **Inner Hallway**

Useful cloaks hanging together with shelved storage over. Natural stone floor. Useful shelved boot storage. Archway through to:

#### **Kitchen**

**10'6" x 17'7" (3.20m x 5.36m)**

With craftsmen bespoke fully fitted kitchen comprising extensive range of cream base and wall cupboards, cut granite work surfaces, brushed steel door furniture. Space for larder fridge. Inset Belfast sink with mixer tap over. Work surface inset 6 ring Zanussi gas hob with useful drawer storage beneath. Built in Belling brushed steel double oven and eye level grill. Built in Belling microwave. Space and plumbing for dishwasher. Unit matched shelved display with built in plate racks together with glass fronted unit matched display cabinets to side. Beamed ceiling with two ceiling light points, double radiator, tiled splashback to rear of cooker area. Half panelled walls topped with dado rail to remainder of Kitchen. Quarry tiled floor with central mosaic. Good views out to the rear over rear yard, gardens and paddock. Within the Kitchen area is a useful recess which has been utilised as a walk in pantry (5' 11" x 3' 9") with extensive shelved storage, space and point for fridge or freezer and a ceiling light point. TV point. Door to rear leads to:

#### **Utility Room**

**5'7" x 9'10" (1.70m x 2.99m)**

With quarry tiled floor, built in sink unit with cupboard storage beneath, inset double drainer, single bowl stainless steel sink unit, space and plumbing for auto wash, space and point for dryer. Ceiling light point. Half tiled walls topped with dado rail. Double radiator. Panelled door with bullseye leading through to:

#### **Rear Entrance Hall**

**6'0" x 4'7" (1.83m x 1.40m)**

Ceiling light point. UPVC sealed unit double glazed door with matching window to side leading out to the rear. Internal door leads to:

#### **Downstairs WC**

**5'0" x 6'5" (0.73m x 1.95m)**

With ceiling light point. Quarry tiled floor. Wall mounted wash basin with vanity shelf beneath. Low level WC. Radiator. Extractor fan.

#### **Small Inner Hallway**

Accessed from the rear Entrance Hall and gives access to Dining Room, Conservatory and Office.

#### **Dining Room**

**13'3" x 18'6" (4.03m x 5.64m)**

With particularly attractive Spanish tiled floor. Useful understairs storage area. Two ceiling light points, two double radiators. Windows to front. Stairs to first floor. TV point. French Doors through to:

#### **Conservatory**

**12'7" x 12'9" (3.86m x 3.88m)**

A particularly light and airy room with windows to three sides and louvre shutters to windows and rear door. Central ceiling light and fan. UPVC sealed unit double glazing. TV point. Brick based. French doors out to rear.

#### **Office**

**10'4" x 5'2" (3.15m x 1.57m)** with Spanish tiled floor.

Ceiling light point. Radiator. Telephone points. Wall mounted shelving. TV point.

#### **Bedroom 5**

**9'11" x 14'2" (3.02m x 4.32m)**

Double radiator. Ceiling light point. Wood laminate floor. Windows to

two sides providing a high degree of natural light. Television point. Panelled door through to:

#### **En Suite**

**7'2" x 4'0" (2.18m x 1.22m)**

With wall length double cubicle with panelled walls. Eco Bar thermostatically controlled mains shower. Sliding doors to front. Roco duo flush WC and pedestal wash basin with easy turn tap. Panel matched splashback with shaving mirror over. Wall mounted extractor fan. Ceiling light point. Wall mounted heated towel rail/radiator. Wood laminate floor.

This Bedroom and Bedroom 3 have a separate access from the Dining Room, making them ideal for teenagers' two bedroom annexe or ideal if the property is used as a Bed and Breakfast concern as they both have direct access down to the Dining Room.

#### **Bedroom 3**

**9'10" x 11'7" (2.99m x 3.52m)**

Plus Entrance Hallway which has separate door access to the airing cupboard. Coved corniced ceiling. Radiator. Ceiling light point. Television point.

#### **En Suite**

**8'7" x 7'0" (2.61m x 2.13m)**

Step up to Shower Cubicle with panelled walls. Wall mounted Redring Expressions 5005 electric power shower. The room has a Kalevit duo flush WC, unit inset wash basin with cupboard and drawer storage beneath, mirror splashback with over mini spots, shelving to side. Ceiling light point, Primero extractor fan and a double radiator.

#### **Hallway**

Airing cupboard. Doors giving access to Bedrooms 3 and 5. Ceiling light point.

Rear staircase leading up to Bedrooms 3 and 5 has a stained and polished balustrade, painted spindles.

The main staircase which comes off the Entrance Hall has wall mounted painted balustrade leading up to:

#### **'L' Shaped Landing**

**6'5" x 7'0" (1.96m x 2.13m) max**

Attic access. Beamed ceiling. Ceiling light point.

#### **Bedroom 1**

**11'9" x 14'7" (3.58m x 4.45m)**

Wood laminate floor, radiator, ceiling light point, fitted dado rail, built in airing cupboard housing lagged cylinder with immersion heater and shelved storage to side. Built in shelved store cupboard with cupboard storage over. TV point.

#### **Bedroom 2**

**10'5" x 7'10" (3.17m x 2.38m)**

With ceiling light point and radiator. TV point.

#### **Family Bathroom**

**7'0" x 6'9" (2.13m x 2.05m)**

Fully tiled floor. Attractive panelled walls. Panelled bath with chrome easy turn mixer taps. Thermostatically controlled mains bath shower over bath with fitted glass shower screen. Matching superior pedestal wash basin and duo flush WC. To the rear of the wash basin is a fitted vanity shelf which is mirror backed. Mirror backed splashback. Inset ceiling light spots. Primero extractor fan. Radiator.

#### **Bedroom 4**

**8'5" x 10'1" (2.56m x 3.07m)**

Ceiling light point, radiator, dado rail, archway through into inner hallway and en suite. Concealed door leads to rear into built in walk in wardrobe/dressing room (3' 6" x 7' 11") with extensive cloaks hanging, ceiling light point and coved ceiling. Television point.

**En Suite****7'3" x 4'1" (2.20m x 1.24m)**

Suite comprising shower cubicle with full height shower panels, wall mounted thermostatically controlled shower. Sliding quality doors to front, Roca duo flush WC. Unit inset wash basin with Bristan mixer tap over with easy turn taps. Drawer storage beneath. Mirrored splashback, wall mounted Primera extractor fan, ceiling light point, heated towel rail/radiator.

**Inner Hallway**

Ceiling light point.

**OUTSIDE**

Externally the property has the benefit of particularly well laid out and spacious car parking together with concrete hardstanding and the benefit of two separate road access points, one of which is via a 5 bar iron gate. There is extensive hardstanding for caravans, horseboxes, cars etc.

Small turn out paddock to the rear of the parking, and then this opens out to the land.

**LAND**

Approx. 16 acres of land divided into 8 acres of paddocks and the remaining 8 acres used to make haylage (2 crops per year).

**RANGE OF OUTBUILDINGS**

Adjacent to the house is a range of outbuildings which are at the moment divided into:

**Storeroom****9'6" x 16'0" (2.89m x 4.88m)**

With the benefit of light and power.

**Feed Room****16'0" x 12'6" (4.88m x 3.81m)**

Internally divided into 3 sections with concrete floor and the benefit of power.

**Walk In Horse Shower****11'2" x 16'0" (3.40m x 4.88m)**

With a concrete floor, panelled wall to one side. Ceiling mounted light and power point. Wall mounted Triton Cara electric shower. Twin doors to front suitable for bringing a horse through. Internal door gives room into fully enclosed:

**Tack Room****15'9" x 6'5" (4.80m x 1.96m)**

With the benefit of light and power. Concrete floor. Part panelled walls. Foot trough.

**Main Stable Block****50'0" x 20'0" (15.24m x 6.10m)**

Block wall construction with concrete floor and box profile sheeted roof incorporating 4 Stables plus a Tack/Feed room.

**Rear Stable Block****16'3" x 49'0" (4.96m x 14.94m)**

To the rear of the main block there is a concrete walkway that gives access to the Rear Block. Concrete stable with corrugated roof with inset clear plastic roof light sheets. Light and power. Outside tap between the two Blocks. Access to:

**All Weather Arena****70'0" x 123'0" (21.5m x 28m)**

In very good condition. Floodlit. Silica sand and rubber shred bed to the east side of which is a haylage compound and hardstanding/additional turn out area.

**Horse Walker**

6 point Horse Walker with concrete walkway and panelled walls. Floodlit.

**Stable Block 1****12'0" x 48'0" (3.66m x 14.63m)**

Built by J J Robinson complete with overhang verandah incorporating 3 Stables and 1 Store for the oil central heating tank together with small enclosed concrete yard to the front. Additionally there is a lean-to storage shed with twin doors to the front built onto the end of the Stable Block.

Additionally there is base and space for static caravan for groom's accommodation/ annexe accommodation comprising 2 bedrooms with living area and galley kitchen, WC, shower and decking outside. There is mains drainage.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

Strictly by appointment through Northallerton Estate Agency – Tel; (01609) 771959.

**TENURE**

Freehold with vacant possession upon completion.

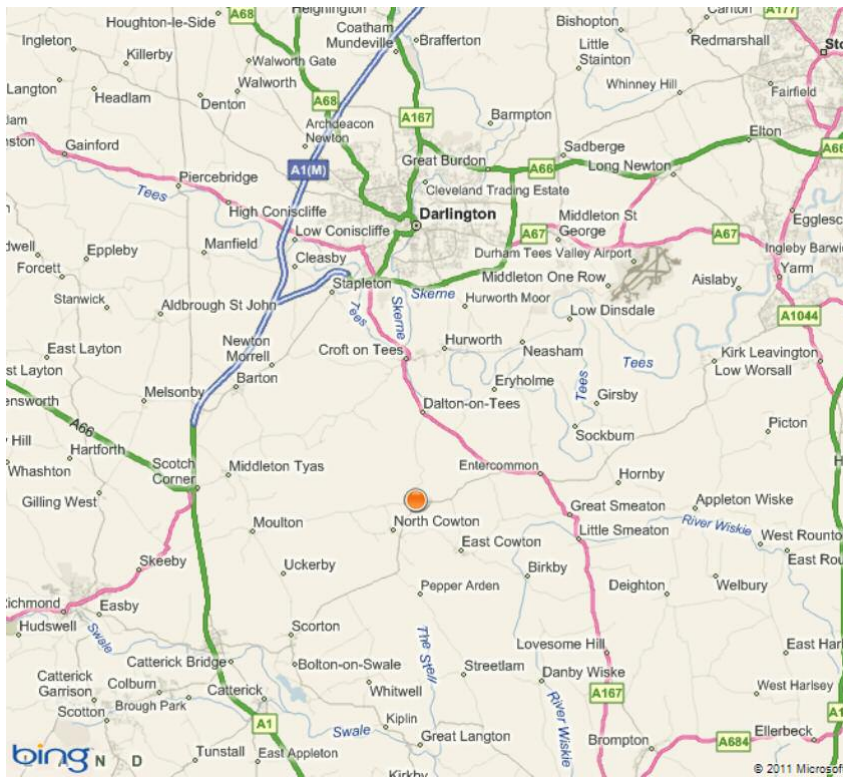
**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the council tax band is B.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.





**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.