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Northallerton
Estate
Agency 

HOLLY TREE HOUSE
HAILSTONE MOOR, NORTHALLERTON DL6 3QS



A Unique Equestrian Property with Further Development Potential in Sought After Picturesque North Yorkshire Location Comprising Substantial 4-Bedroomed Detached Family House, Detached 1-Bed Bungalow Annexe, Extensive Range of Outbuildings with Planning Potential for Additional Dwelling, Extensive Stabling and Horse Walker, Paddocks Extending to 5 Acres or Thereabouts

Price: Offers Invited in the Region of £750,000-£800,000

Holly Tree House, Hailstone Moor, Northallerton DL6 3QS

SITUATION

Northallerton	1 ½ miles	Bedale	10 miles
A.19	2 ½ miles	Teesside	16 miles
Darlington	15 miles	A.1	7 miles
Richmond	15 miles	Yarm	15 miles
York	30 miles		

(All distances are approximate)

Holly Tree House is very conveniently yet quietly situated at the head of Bullamoor at the intersection with the minor road to Sowerby under Cotcliffe. This offers tremendous access to Northallerton and to the nearby A.19 and A.1 trunk roads. This puts the property within very convenient distance of the sought after market towns of Northallerton, Richmond and Bedale and within very convenient commuting distance of Darlington, Teesside, Catterick and Yarm.

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.19 and A.1 trunk roads which are very conveniently situated in relation to the property and offer additional access to all the major centres of commerce.

The local market towns and particularly Northallerton offer a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The towns of Northallerton and Darlington are further complemented by East Coast main line train stations running on the London to Edinburgh line and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine Line there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

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

The property lies in an area of particularly attractive countryside and is situated within an hours travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar. In and around the property itself there is access to good bridle ways and footpaths and quiet country lanes.

AMENITIES

Shooting & Fishing – the property is very attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors National Park, North Yorkshire Dales and close to good local rivers and ponds

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

Golf - Romanby, Thirsk, Bedale, Catterick, Darlington and Richmond

Schools – The area is very well served by good state and independent schools. Good local primary and comprehensive schools can be found at Northallerton, Richmond, Thirsk and Bedale, whilst independent schools can be found at Teesside, Polam Hall, Darlington, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall and Aysgarth.

Hunting – The property is within the Hurworth Hunt country and within easy boxing distance of the locally renowned packs being the Bedale, York and Ainsty, Sinnington and Cleveland.

Walking & Cycling - The area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around

the property.

Leisure Centres - Northallerton, Richmond, Bedale, Darlington.

Additional leisure activities can be enjoyed at Northallerton where there are rugby, football, cricket and tennis clubs. There are a number of gyms within the town.

DESCRIPTION

The offering of **Holly Tree House** provides an all too rare opportunity for the discerning Purchaser to acquire a substantial detached 4-bedroomed residence which enjoys particularly spacious accommodation with good sized light and airy rooms throughout which are immaculately presented with quality fixtures, fittings and architectural features throughout. The property comes with the benefit of a detached 1-bedroomed bungalow annexe offering scope for the extended family together with a substantial range of outbuildings and stabling which could subject to Purchasers requirements and the necessary Planning Permissions provide for an additional dwelling subject to Planning.

Holly Tree House is brick and block built and rendered with wooden sealed unit double glazing and oil fired central heating. Internally it enjoys solid stone and oak flooring, extensive beaming to a number of rooms, galleried landing and as mentioned particularly spacious accommodation.

The property is approached from the front through two sets of wrought iron gates, the main one of which is electrically operated and is accessed through pillars adjacent to two curved brick walls and opens out onto an extensive chippings driveway which curves around past the property and bungalow into a second area of extensive chippings and hardstanding with a second pair of decorative wrought iron gates providing the second access.

To the rear of the access is a wood triple garage and gated access into the internal self-contained stable yard with the extensive range of buildings and stabling.

To the front of the main house is a post and rail fence and an area of grass whilst to the rear is an attractive area of raised decking together with further area of chippings seating and opening out onto the rear garden which are at present an attractive wild life garden with pond.

At present the property is utilised for the breeding and keeping of miniature horses and a number of the buildings are utilised for entertainment and display areas for use in conjunction with this business. The outbuildings and stabling area capable of accommodating a substantial equine enterprise or could be re-developed to provide for an additional dwelling subject to Purchasers requirements and the necessary Planning Permissions.

Holly Tree House demands inspection to fully appreciate its position, presentation and its potential and early inspection is recommended.

ACCOMMODATION

In at the side up stone steps and through an arched wooden sealed unit double glazed front door with curved double glazed clear lights to side into:

Formal Entrance Hall
2.59m x 2.20m (8'6" x 7'3")

With stone reliefs around the aforementioned door. Natural cut stone tiled floor. Cloaks hanging. Ceiling light point. Radiator. Door to:

Downstairs WC
2.38m x 0.98m (7'10" x 3'3")

With a highly polished tiled floor. Superior White suite comprising WC and pedestal wash basin. Radiator. Ceiling light point.

Cloaks & Boot Store
1.74m x 1.10m (5'9" x 3'4")

Shelving and cloaks hanging. Ceiling light point. Half panelled walls.

From the Hallway is arch through to:

Reception Hall
8.38m x 27'6" opening out to 3.71m (12'2") max

With continuation of the natural cut stone tiled flooring. Single and double radiators. Central king post and beam with open stairway to first floor. Half panelled walls topped with carved dado rail. Inset ceiling light spots. Wall light point. Archway through to Kitchen/Diner. Multi paned french doors into:

Sitting & Dining Room
7.72m x 3.60m (25'4" x 11'10") overall

With central beam. With painted panel walls. Twin centre ceiling roses and light points. Continuation of the attractive natural cut stone tiled flooring. Central beamed feature moulded fireplace with cut stone hearth and painted mantle shelf. Previously two rooms, currently combined to provide a superb living room capable of separation.

Drawing Room
7.47m x 6.77m (24'6" x 22'3")

Generous sized room with a laid oak floor. Central king post and beam. Inset ceiling light spots. 2 double radiators. TV and telephone point. Windows to three sides. Multi paned french doors. Feature fireplace comprising cut sandstone surround and mantle shelf and hearth with an internal sandstone block surround with inset open grate and cast hood over. Two wall light points. Multi paned french doors through to:

Music Room
6.25m x 3.66m (20'6" x 12')

Galleried landing over. Multi paned french doors out to rear patio and gardens. Feature picture window with views out onto patio and gardens and offering a high degree of natural light. Fitted plate rack. Inset velux roof lights providing for a high degree of natural light. Inset ceiling light spots to the central portion with double radiator.

From the Main Hallway is an archway with exposed stone reliefs leading into:

Kitchen / Diner
7.77m x 4.21m (25'6" x 13'10")

With a stained and polished wood floor nicely divided into kitchen and dining areas with the kitchen enjoying an extensive range of cream painted wooden base and wall cupboards. Wooden stained and polished work surfaces with inset double Belfast sink with gilded mixer tap over. Unit matched plate rack and two glass fronted display cabinet. Space and point for electric range cooker with inset extractor over all set into cooker alcove with unit matched display mantle over. Inset ceiling light spots. Coved ceiling. Natural stone tiled splashbacks. Built in fridge.

Dining Area – double radiator and continuation of the inset ceiling light spots. UPVC sealed unit double glazed french doors out to patio and gardens with full height lights to side providing for a high degree of natural light. Door to:

Utility / Pantry
1.83m x 3.07m (6' x 10'1")

With space and plumbing for washing machine and dishwasher. Space for additional appliance and dryer. Ceiling light point. Plate rack and shelving. Cupboard storage. Floor mounted oil fired central heating boiler and pressurization cylinder. Picture window.

Stairs to First Floor with stained and polished mahogany balustrade and spindles leading up to:

Galleried Landing

With extensive exposed beaming. U Shaped landing. Velux roof light. Ceiling light point. Spotlights. King post and exposed beaming. Two wall light points.

Guest Bedroom No. 4 (With En Suite)
4.01m x 3.93m (13'2" x 12'11")

With beam effect ceiling. Two ceiling light points. Single radiator. Views to rear garden and paddocks. Two overbed light points. TV point. Door to:

En Suite Bath/Shower Room
2.35m x 3.83m (7'9" x 12'7")

With fully tiled floor. Shower cubicle with multi point thermostatically controlled spa shower. Tiled surround Saninova Maax Jacuzzi bath. Matching pedestal wash basin and WC. Wall mounted double radiator. Extractor fan. Inset ceiling light spots. Door to airing cupboard housing mains pressure stainless steel cylinder. Velux roof light.

Bath & Shower Room
2.96m x 3.66m (9'9" x 12')

With Classic shower cubicle with multi nozzle spa shower. Inset light point. Tiled surround double Jacuzzi bath, pedestal wash basin and WC. Double radiator. Beamed ceiling with inset ceiling light points. Extractor fan. Over bath light point.

Bedroom No. 3
3.71m x 4.08m (12'2" x 13'5")

With windows to two sides. Heavily beamed ceiling. Radiator. Exposed king post feature to wall.

Bedroom No. 2
5.86m x 3.68m (19'3" x 12'1")

Two walls with exposed beaming. Heavily beamed ceiling. Two windows. Numerous ceiling light spot points. Two radiators.

Off the Hallway is access to:

Master Suite

Comprising double bedrooms, dressing room, en suite bathroom and steps down to galleries sitting area.

Bedroom
7.52m x 4.44m (24'8" x 14'7")

With stained and polished solid oak floor. Extensive exposed beamed ceiling with king post reliefs to wall. Windows to three sides. 2 Radiators. Numerous light spots. Centre ceiling light point.

Dressing Room
2.96m x 2.08m (9'9" x 6'10")

With a continuation of the solid oak flooring. Fitted wardrobes. Exposed beamed ceiling. Ceiling light point. Radiator. Window to side.

En Suite

2.46m x 1.83m (8'1" x 6')

Fully tiled to floor and walls. Sannova Jacuzzi bath with multi point nozzle shower over. Heated towel rail. WC. Pedestal wash basin. Extractor fan. Velux roof light. Extensive beamed ceiling with ceiling light point.

Steps down and french doors through to:

Galleried Sitting Area

3.66m x 3.10m (12' x 10'2")

Four inset velux roof lights. Centre narrow beam. 2 wall light points. Stained and polished spindles and balcony rails to either side allowing views into music room.

DETACHED BUNGALOW ANNEXE

The bungalow is brick built and rendered and has sealed unit double glazing and oil fired central heating.

ACCOMMODATION

Opaque glazed multi paned door into:

Kitchen

2.25m x 4.72m (7'5" x 15'6")

With fitted base unit having inset double drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space for fridge freezer. Quarry tiled floor. Ceiling light point. Double radiator. Door to:

Living Room

4.69m x 4.93m (15'5" x 16'2")

Coved ceiling. Ceiling light point. Feature fireplace comprising carved surround, tiled hearth and space for inset electric stove type fire. Double radiator. TV point. Two wall light points. Door to:

Bedroom

4.79m x 2.54m (15'9" x 8'4")

With ceiling light point. Double radiator.

Door from the Living Room gives access to:

Rear Hallway which has a

Boiler Room

1.95m x 1.62m (6'5" x 5'4")

Door to outside. Firebird Combi 70 oil fired central heating boiler. Ceiling light point. Cloaks hanging. Access to:

Bathroom

3.47m x 1.98m (11'5" x 6'6")

With half panelled wall with dado rail. White suite comprising panelled bath with quality mixer tap, duo flush WC and pedestal wash basin. Ceiling light point. Small double radiator.

Triple Garage

5.79m x 9.75m (19' x 32') overall

At present is sub divided into a double and single with triple doors to front. Beamed. Extensive eaves storage. Numerous ceiling mounted power points. Concrete floor. Exposed block and brick walls. Power. Brick block built and rendered with pantile roof

Extensive Range of Outbuildings

Presently used for equine business but offering tremendous scope. For alternate uses subject to Purchasers requirements and any necessary Planning Permissions. Many of which are interconnected but briefly comprise:

Tack Room

3.20m x 3.32m (10'6" x 10'11")

With part panelled ceiling. Ceiling light point. Concrete floor. Window to two sides.

Wash Room

1.77m x 3.50m (5'10" x 11'6")

With fitted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Concrete floor. Door to two sides.

Block of Outbuildings

Adjacent Enclosed Chicken Run

Range of Buildings

Part block built & part rendered comprising:

Entertainment Room

6.04m x 7.84m (19'10" x 25'9")

Having rough hewn and stained wood floor together with a built in rough hewn bar, painted walls and beamed ceiling. Light, power and water. Off this room is:

Dining Area

3.17m x 3.88m (10'5" x 12'9")

Twin window. Two ceiling light points. Fitted bench seating and space for a sizable table. It has rough hewn and stained wooden wall partition to an adjacent

Sitting Area

3.20m x 1.83m (10'6" x 6')

With rough hewn and stained floor. Painted panelled ceiling. Ceiling light point. Door to:

Cloak Room

1.93m x 1.52m (6'4" x 5')

Continuation of the rough hewn stained wood floor. Duoflush WC and pedestal wash basin. Ceiling light point.

Adjacent 2nd Toilet Area

1.52m x 1.90m (5' x 6'3")

Rough hewn and stained wood floor. Stained panelled ceiling. Ceiling light point. Duoflush WC. Pedestal wash basin.

Above the Entertainment Room is:

Granary

6.04m x 4.39m (19'10" x 14'5") plus extensive undereaves storage

Two inset velux roof lights. Part panelled ceiling. Would make an ideal games room/office or could subject to purchaser's requirements provide the first floor to a future development. There are internal steps up to it.

All of these provide for a superb outside living area potential to provide for separate property subject to Purchaser's requirements and the necessary planning permissions or could provide superb annexed

Stable

3.20m x 3.52m (10'6" x 11'7")

With ceiling light point. Cushioned floor. Power points. Doors front and rear. Presently used as clipping shed.

Pony Stable

3.17m x 2.08m (10'5" x 6'10")

Concrete floor. Ceiling light point. Low level pony door to front.

Range of Stabling

1st Stable Block

18.94m x 5.69m (62'2" x 18'8")

Of wooden structure with corrugated roof. Presently divided into six pony stables. Internal panelled ceiling. At present is laid out for miniature ponies but could subject to requirements provide for livestock or beast housing, standard stabling subject to modification or a number of other uses. It has numerous openings. Light and Power. There is a central storage area together with extensive passage to front. Direct access into paddocks. Cushion floor.

The stabling is arranged around the central pony corral / turn out area which is post and rail fenced.

There is a concrete path to the front of that building which then turns round to the right and goes through five barn gate into big turnout paddock.

Pair of Stables

4.11m x 5.38m (13'6" x 17'8") overall

Currently divided into four pony boxes which are of wooden construction with an exterior wooden clad walls. Pantile roof.

2nd Block

3.55m x 16.58m (11'8" x 54'5")

Comprising 4 standard boxes with low level doors. Wooden construction with wood panelled interior with a composite corrugated roof, monopitch. Internal light points to the boxes and a central hay and straw storage area.

To the front of the building is a chippings courtyard area facing onto the corral.

To the rear of the garage is:

4 Point Claydon Horse Walker

On a sand base.

Adjacent to the Horse Walker is an area of chippings standing for boxes, trailers etc.

PADDOCKS

Extending to approximately 5 acres or thereabouts which are arranged into five main paddocks with additional turn out and walking areas. Post and rail fenced to the majority together with some hedged boundaries and enjoying attractive views out over the surrounding countryside. Water supply.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon Completion.

COUNTY COUNCIL

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **E**. The annual charge is £1832.13.



Energy Performance Certificate

Holly Tree House, Hallstone Moor, NORTHALLERTON, DL6 3QS

Dwelling type: Detached house Reference number: 8004-0560-4820-6597-9573
Date of assessment: 16 May 2013 Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 May 2013 Total floor area: 347 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:		£ 7,185
Over 3 years you could save		£ 555

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 860 over 3 years	£ 330 over 3 years	You could save £ 555 over 3 years
Heating	£ 5,814 over 3 years	£ 5,631 over 3 years	
Hot Water	£ 711 over 3 years	£ 669 over 3 years	
Totals	£ 7,185	£ 6,630	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
A (93 plus)	70	77	G
B (81-91)			
C (69-80)			
D (55-68)			
E (49-54)			
F (41-48)			
G (1-40)			

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).

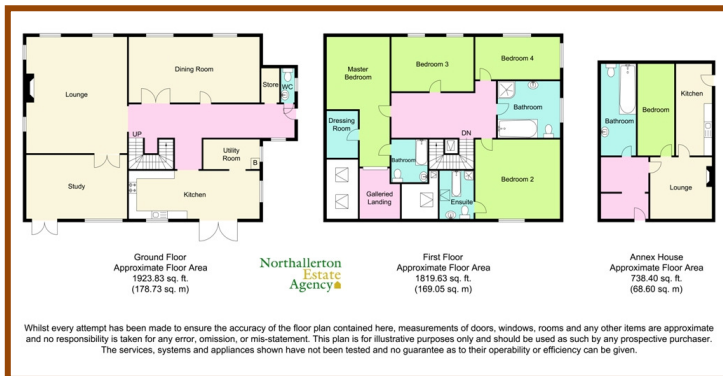
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£220	£ 237	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 318	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 639	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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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