

BROOK HOUSE
KIRBY SIGSTON, NORTHALLERTON DL6 3TE



**A Particularly Attractive & Immaculately Presented Country
Property with Good Sized Grounds, Gardens & Paddocks**

- Immaculately Presented 17th Century Cottage
- Substantial Grounds & Gardens
- Scope to Provide Additional Accommodation
- Solid Wood Double Glazing – Oil CH
- Extending to 3.7 Acres or Thereabouts
- Idyllic yet Accessible Rural Location

Price: Offers in the Region of £650,000 - £700,000

Brook House, Kirby Sigston, Northallerton DL6 3TE

SITUATION

Northallerton	5 miles A.19	½ mile
Stokesley	9 ½ miles Thirsk	8 ½ miles
Teesside	17 miles Leeds / York	45 miles
Newcastle	40 miles Yarm	15 miles
A.1	10 miles	

(all distances are approximate)

Brook House is very pleasantly situated ¼ mile West of the A.19 Trunk Road. It is located in a pleasant rural position, nicely set back from the minor road, which leads from Northallerton to the A.19. It is therefore within easy reach of the thriving and popular market towns of Northallerton, Thirsk and Stokesley and is also within reasonable travelling distance of York, Leeds, Newcastle and surrounding area.

Whilst being able to enjoy a very pleasant rural position the property has an excellent proximity to the A.19 which puts it within comfortable commuting distance of Teesside, Yarm, York, Leeds, A.1 and A.66 and the road network beyond.

The East Coast mainline train stations at Northallerton links London to Edinburgh and brings London within 2 ½ hours travelling. There is a station at Darlington. Additionally, via the trans-pennine line that calls at these stations, there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

A full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping are available in the local market towns of Northallerton, Thirsk and Stokesley and for larger town requirements Middlesbrough, Teesside and York are all within easy commuting distance.

The property is beautifully positioned within sight of the Hambleton Hills, in this very picturesque part of North Yorkshire very close to the North Yorkshire Moors National Park and within reasonable reach of the North Yorkshire Dales National Park and within an hour of the coast at Whitby, Scarborough and Redcar.

AMENITIES

HUNTING – is with the Hurworth. Although the property is close to the Bedale, Bilsdale, York & Ainsty North and Zetland, and many other well known packs are within easy boxing distance.

RACING – Catterick, Thirsk, Ripon, York, Beverley, Wetherby, Sedgfield, Redcar, Doncaster and Newcastle.

FISHING & SHOOTING – the property is attractively placed just off the edge of the North Yorkshire Moors National Park and within easy reach of the Yorkshire Dales. It is close to local well known course and game fishing rivers and is in an area renowned for its quality shoots and good fishing.

The sporting rights on the property are in hand.

GOLF – Thirsk, Northallerton, Bedale, Catterick, Richmond and Darlington.

SCHOOLS – the area is well served by good state and independent schools. Comprehensive Schools can be found at Northallerton, Darlington, Richmond and Thirsk. Independent Schools include Yarm, Polam Hall at Darlington, Teesside High, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

CYCLING & WALKING – the area is famous for its interesting and attractive walks, being relatively close to the North Yorkshire Moors and within easy reach of the North Yorkshire Dales. The countryside around this property particularly lends itself to walking, cycling and riding. Nearby is the locally renowned area of Osmotherley which is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills. The property lies close to the Lykewake Walk and the Cleveland Way.

SPORT & LEISURE CENTRES – Northallerton, Bedale, Richmond, Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, Hurworth and various venues in the Teesside area.

HOSPITALS – The Friarage Hospital at Northallerton is the renowned locally renowned hospital.

DESCRIPTION

Brook House at Kirby Sigston comprises a stone built with pantile roof detached 17th Century country cottage property of character and distinction which has been previously extended and under the present ownership has been refurbished with an eye to quality and detail and represents an immaculately presented, well laid out and spacious family property which retains a host of attractive architectural features.

The property has oil fired central heating and wooden sealed unit double glazing.

The property is approached from the front over grass verge which is presently in bloom with daffodils. There is a central pathway to the front door and the property is entered under covered entrance through hardwood front door with central glass light.

The front of the property is nicely set back from the road and access is gained through wooden gates posts with twin five bar gates with post and picket fences to side onto an extensive area of tarmac and chippings hardstanding offering parking, driveway and storage for any number of vehicles, caravans etc. and giving access to the detached triple garage. The garage has three wooden double doors to front and a corrugated roof, to the side of which is a continuation onto chippings hardstanding off the tarmac which then runs around to the rear where there is an additional area which is presently used as chippings hardstanding and storage but could subject to Purchasers requirements provide for a larger building which would have an excellent access.

To the side of the driveway the property open up onto a grass paddock which runs down to the brook which meanders through and divides it from the rear paddock which presently is rough grazed with a bridge between the two. The rear paddock was cut last year and in all it extends to 3.7 acres or thereabouts.

To the rear of the property there is gated access off the driveway past purpose built log store and plinth mounted oil tank into the extensive and good sized rear gardens and grounds which are predominantly laid to lawn with numerous established trees and this excellent area provides a particularly attractive backdrop to the property. Adjacent to the rear of the property are steps up to a natural laid stone flagged patio which extends across the back where there are patio doors from the property. There are useful double gates providing vehicular access for tractor etc. to the rear gardens as well as a separate gated access to the far side of the property adjacent to a nice secluded children's play area which was a former orchard

Some of the principle features of the property include:

- Superb Fitted Kitchen/Breakfast Room with attached pantry
- Good Range of Reception Rooms including Sitting Room, Dining Room and Family Room together with Downstairs Shower Room and a substantial Utility Room.
- Above the Family Room there are now two Double Bedrooms with galleried landings.
- Superb Master Bedroom with large En Suite Bath/Shower Room/Dressing Room.
- 3 Further Double Bedrooms
- Family Bathroom
- Useful attached refurbished range of stone built agricultural buildings to the rear, which are presently used now as a Home Office and large storage and freezer / utility room. These rooms offer tremendous potential to provide a separate annexe or could be utilised for studio etc.

The property is therefore one of character and substance, enjoying a superb rural location which is nonetheless ideally placed for access to the local and national centres of commerce together with easy access to some outstanding countryside, whilst having well laid out and spacious accommodation, further potential for extension and would ideally lend itself for accommodation by an extended family unit.

An early inspection of the property is particularly recommended to appreciate the presentation, position and potential.

ACCOMMODATION

From the front into:

Entrance Hall

2.30m x 4.27m (7'7" x 14')

Plus deep door recesses which have beamed lintels over. Laminate oak floor. Beamed ceiling. Ceiling light point. Double radiator. Useful understairs storage area. Stairs to First floor. Window Door to Sitting Room and Dining Room.

Sitting Room

6.12m x 3.96m (20'1" x 13')

With a feature exposed brick chimney breast with natural stone lintels and a natural stone hearth together with a hearth mounted multi fuel stove. Exposed attractive heavily beamed ceiling. Ceiling light point. Two wall lights points. Wooden double glazed french doors out to rear patio and garden. 2 double radiators. TV and telephone points.

Dining Room

4.01m x 4.29m (13'2" x 14'1")

Exposed beamed ceiling. Centre ceiling light point. Ornamental cut stone fire surround set into a former chimney breast. Oak flooring. Double radiator. Built in carved pine wine rack with cupboard storage over. Separate original door from the hallway. Door into:

Breakfast Kitchen

6.57m x 4.84m (21'7" x 15'11")

Which nicely divides into kitchen and breakfast area with the kitchen having a mix of pith oak and painted carved units all of which are topped with granite work surfaces. Inset Belfast sink and grooved drainer to side with adjacent Siemens built in dishwasher with unit matched door to front. Plinth mounted Esse Stove set into stove recess with tiled back and sides. Inset extractor and light with carved oak surround and display shelf over. Built in unit matched eye level pantry cupboard. Two ceiling light points. Double radiator. Built in bench

seat to front window which nicely accommodates a breakfast table. Granite splashbacks. Natural quarry tiled floor. Stable door out to rear and door into:

Pantry

2.76m x 2.03m (9'1" x 6'8")

Part exposed stone wall. Granite worktop. Wall mounted shelving. Ceiling light spots. Tiled floor. Space for a substantial larder fridge.

Door from Kitchen into:

Family Room

5.76m x 5.74m (18'11" x 18'10")

With oak floor. Ceiling light point. 2nd stairway to first floor giving access to two double guest rooms. 2 double radiators. TV and telephone point. Porthole window to side. Twin windows to front. Door to:

Downstairs WC & Shower Room

2.05m x 1.98m (6'9" x 6'6")

With a natural stone floor and suite comprising shower cubicle with Triton trance electric power shower. Matching wall mounted wash basin with mixer tap over, duoflush WC. Wall mounted Ventaxia extractor fan. Ceiling light point. Heated towel rail. Opaque window.

Further door off Family Room into:

Utility Room & Boot Store

6.45m x 4.06m (21'2" x 13'4")

Doors to outside. Scope to incorporate this room and the office to provide for an annexe or separate additional sitting room etc. Heavily beamed with predominantly concrete floor. Extensive shelved storage. Trianco Eurostar oil fired central heating boiler. Fitted work surface beneath which is space and plumbing for washing machine and space for dryer. On the opposite wall is a pair of light oak fronted base cupboards with brick plinth between with plinth mounted Belfast sink. Numerous power points and light points.

Stairs to First Floor from Family Room are stripped pine balustrade and spindles and lead up to half landing which then has split staircases to left and right leading up to:

First Floor Double Guest Rooms

Left Hand Room

2.74m x 5.45m (9' x 17'11") max to undereaves

Potential office / storage areas. Exposed beaming to wall. Velux roof light. Double radiator. Light point.

Right Hand Guest Room

4.23m x 5.56m (13'11" x 18'3") max

Velux roof light. Double radiator. Exposed beaming to wall. Wall light point.

From Main Entrance Hall are Main Stairs to First Floor with stained and polished pine balustrade and spindles leading up to:

Main Landing

2.49m x 3.20m (8'2" x 10'6")

With ceiling light point.

Master Bedroom Suite Comprising:

Double Bedroom**4.01m x 4.32m (13'2" x 14'2")**

With an original beamed ceiling. Exposed stone reliefs to chimney breast and wall. Upper mezzanine roof storage. Inset wall light spots. 2 Double radiators. TV point. Great views out over rear garden and field. Steps up to and through archway

En Suite Bath & Shower Room**3.25m x 4.13m (10'8" x 13'7" max)**

Into under eaves 2 double wardrobes with stained and polished pine door to front. Built in shelved linen cupboard and a central basket storage area. The main room has a wood laminate floor. Centrally mounted bath on claw feet. Separate fully tiled shower cubicle with Triton electric shower. Matching Waverley pedestal wash basin and low level WC. Tiled splashback with shaver mirror over. Ceiling light point. Inset velux roof light. Double width cast radiator.

Bedroom 2**3.66m x 2.86m (12' x 9'5")**

Wood laminate floor. Double radiator. Ceiling light point. Great views out onto rear garden.

Bedroom 3**2.51m x 3.20m (8'3" x 10'6")**

With ceiling light point. Double radiator.

L Shaped Family Bathroom**1.95m x 3.17m (6'5" x 10'5") max overall**

Slate tiled floor and main wall. Ball and claw mounted bath having chrome mixer tap with shower attachment over. Matching pedestal wash basin and WC. Ceiling light point. Double radiator.

OUTSIDE

Attached to the property are:

Outhouses

Stone built and rendered with a pantile roof. There are original stable doors with internal pine plank doors and are presently used as:

Home Office**3.73m x 3.52m (12'3" x 11'7")**

Beamed ceiling. Ceiling light point. Power points. 2 night storage heaters. Upper level picture window. Wooden stable door.

Extensive hardstanding giving access to the Garage

Garage**8.23m x 6.40m (27' x 21')**

Timber framed and clad. Presently used as triple garage with 3 double doors to front and has light and power.

GENERAL REMARKS AND STIPULATIONS**VIEWING**

By appointment with Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

There is mains water and electricity. Drainage is to a septic tank.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is G.

LOCAL AUTHORITY

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

RIGHTS OF WAY

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

BOUNDARIES

The Vendor will only sell such interest if any as he may have in the fences, ditches, hedges or other boundaries separating the property from the properties not belonging to him.

Without prejudice to the foregoing we are verbally informed that the Purchaser will be responsible for the western and southern boundaries to the property.

FIXTURE AND FITTINGS

Only those fixtures, fittings and equipment specifically referred to are included in the sale. All furniture, garden ornaments, carpets and curtains and items normally described as tenants fixtures are excluded from the sale except where specifically mentioned in these particulars as being included.

MODE OF OFFERING

The property is offered for sale initially by Private Treaty. Please note that **TIM PENNINGTON BSC (HONS)** is dealing with the sale of this property. If you would like to discuss any matter concerning the sale and in particular if you are seriously interested in purchasing this property then please kindly record your interest with him as soon as possible.

USEFUL ADDRESS**DISTRICT COUNCIL**

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

COUNTY COUNCIL

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire – Tel: (01609) 780780

ELECTRICITY

Northern Utility Services Ltd, Dundas Street, The Stonebow, York YO1 2PQ – Tel: (01423) 568894

YORKSHIRE WATER

Central Area (Distribution), Kimberley Road, Harehill Lane, Leeds. LS9 6LZ (0113) 2351623







Energy Performance Certificate

SAP
EPC

Brook House, Kirby Stigston, NORTHALLERTON, DL6 3TE

Dwelling type: Detached house Reference number: 8101-8560-1829-5297-3573
 Date of assessment: 16 May 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 16 May 2013 Total floor area: 206 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:	£ 9,612
Over 3 years you could save	£ 4,323

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 537 over 3 years	£ 267 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> You could save £ 4,323 over 3 years </div>
Heating	£ 7,898 over 3 years	£ 4,254 over 3 years	
Hot Water	£ 1,269 over 3 years	£ 768 over 3 years	
Totals	£ 9,612	£ 5,289	

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	Very energy efficient - higher running costs
(92 plus) A	<div style="border: 1px solid black; padding: 5px;"> 73 </div>	<div style="border: 1px solid black; padding: 5px;"> 33 </div>	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 4. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(13-38) F			
(1-12) G			

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 Cavity wall insulation	£500 - £1,500	£ 300	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 2,058	✔
3 Floor insulation	£800 - £1,200	£ 429	✔

See page 4 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/ksavingenergy 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.