

TRENHOLME GATE
TRENHOLME BAR, NORTHALLERTON DL6 3LA



**A Substantial 5-Bedroomed Detached Family House in Very Accessible Position
& Standing in 1.2 Acres or Thereabouts**

- UPVC Sealed Unit Double Glazing
- LPG Gas Fired Central Heating
- Convenient Yet Picturesque Location
- Gardens & Paddocks Ext. to 1.2 Acres Approx.
- Scope for Various Residential Layouts
- Well Laid Out & Spacious Internally

Offers in the Region of: £350,000

Trenholme Gate, Trenholme Bar, Northallerton, North Yorkshire DL6 3LA

SITUATION

Northallerton 8 miles Thirsk 13 miles
Stokesley 7 miles Teesside 12 miles
(All distances are approximate)

Trenholme Gate at Trenholme Bar is situated nicely set back from the south bound A.19 within easy reach of the local and sought after villages of Rounton, Osmotherley, Swainby and the Harlseys. The nearby village of Osmotherley is well served with a local shop and post office, there are a number of well respected Primary Schools together with Public Houses and Restaurants in the area.

The property enjoys a very convenient semi rural location situated just off the A.19 trunk road but in an area of superb open countryside with panoramic views to all sides and particularly attractive views over to the Black Hambleton Hills. The property is within easy and very convenient commuting distance of Teesside, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (20 minutes), Newcastle, Leeds/Bradford and Manchester.

The local village of Osmotherley is a thriving centre for walkers, ramblers, horse riders and those seeking to explore the delights of the Hambleton Hills and close to the Lykewake Walk and actually on the Cleveland Way.

For a more comprehensive range of educational, recreational and medical facilities can be found in the nearby towns of Northallerton and Stokesley, together with excellent shopping and weekly markets.

The property lies within an hour of the North Yorkshire Moors and North Yorkshire Dales National Park together with the Coast at Whitby, Scarborough, Redcar etc. In and around the property and local villages there is an extensive amount of leisure and amenities available.

AMENITIES

Hunting – with the Hurworth and also within boxing distance of the Cleveland, Bilsdale, Zetland, York & Ainsty North and other well respected packs including the West of Yore and Sinnington.

Racing - Newcastle, Catterick, Ripon, Thirsk, York, Beverley, Doncaster and Redcar.

Golf - Stokesley, Northallerton, Thirsk, Bedale, Catterick, York and Teesside.

Shooting & Fishing - Good shooting and fishing available in the area with many renowned local shoots and rivers.

Schools - The area is well served by good state and independent schools. Local Primary Schools at Osmotherley and Swainby and comprehensive schools at Stokesley, Teesside, Northallerton. Independent schools in the area are Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

Communications - A.1 and A.19 Trunk roads close by providing direct access north and south and feeding into the A.66 Transpennine. Main line train stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of approximately 2 ½ hours. 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 Durham Tees Valley, Newcastle and Leeds /Bradford

DESCRIPTION

The property comprises a substantial, traditionally constructed and externally stone clad detached 5-bedroomed family house with a particularly attractive external appearance which utilises sandstone and ironstone which formed part of the former railway wall from the now derelict railway that ran past the property.

Externally the property enjoys superb views out over open countryside, is well set back from the A.19 trunk road and enjoys good screening to the front through established shrub planting. The gardens are well laid out predominately to the front running down through formal gardens through orchard and into smaller paddock presently used for chickens and fowl and opening out into the larger paddock which houses the stable block with running water and electricity. To the rear of the property is good concrete hardstanding presently used for kennelling and offering tremendous scope for refurbishment of the kennels to provide formal kennels either for business or personal use. Within the grounds there are tremendous areas which would be suitable for further development of kennels, stabling, small scale livestock etc.

The property is approached off the southbound A.19 through a wrought iron five bar gates over a sweeping driveway which swings across the front of the property and provides hardstanding and a turning area and gives access to the attached garage. The driveway is tree lined with conifers and silver birch, goes past the paddocks and gardens and up to the house. The paddocks have post and rail and rylock fencing around. Within the front paddock there is a stable block and also off the driveway is a former store and workshop.

Internally the property enjoys the benefit of well laid out and spacious, attractively presented accommodation which is arranged over two floors and offers tremendous scope for various residential layouts. It is UPVC sealed unit double glazed, has pantile roof and calor gas fired central heating. On the ground floor the property has a formal entrance hall giving access to shower room, two double bedrooms, rear entrance vestibule and a substantial farmhouse kitchen together with garaging and store rooms whilst on the first floor the property enjoys a substantial first floor sitting room with integral bar area running the full length of the property and having panoramic views over the surrounding countryside. The bedrooms to the first floor comprise a master bedroom, two further double bedrooms and a substantial attractively fitted first floor bathroom.

The property has tremendous potential to provide various residential layouts and could subject to Purchasers requirements provide for a dependent relative enjoying annexed accommodation.

Early inspection is essential to appreciate the property and its potential, its position and substantial accommodation.

ACCOMMODATION

In up stone step through UPVC sealed unit double glazed front door with etched glass panels into:

Formal Entrance Hall **5.40m x 3.47m (17'9" x 11'5")**

With stairs to first floor. Ceiling light point. Double radiator. Useful good sized understairs storage area / potential office area. Built in cloaks cupboard with shelved storage above. Additional useful storage cupboard.

Shower Room**2.86m x 2.33m (9'5" x 7'8")**

Fully tiled walls with a decorative tiled dado rail and inset display tiles. Fully tiled floor. Large corner Showerlux shower cubicle with mains bar shower. Pivoted hinged glass door to front. Matching Adelphi by Shires pedestal wash basin and WC. Double radiator. Ceiling light point. Wall mounted shaver socket, mirror and shelf.

Bedroom No. 1**2.91m x 3.25m (9'7" x 10'8")**

Ceiling light point. Double radiator.

Bedroom No 2 / Office**2.89m x 3.25m (9'6" x 10'8")**

At present utilised as office and store room. Ceiling light point. Double radiator. Panelled walls to two sides. Large built in wardrobe. Door at end gives access to:

Rear Entrance Vestibule**2.08m x 1.79m (6'10" x 5'11")**

With part panelled walls, tiled floor. Ceiling light point. Fitted picture rack. Upper etched glass panelled UPVC sealed unit double glazed door out to rear. Internal pine door into:

Farmhouse Kitchen**8.55m x 5.45m (28'1" x 17'11")**

Nicely divides into kitchen and seating areas with the kitchen area enjoying a good range of beech fronted base and wall cupboards, work surfaces with inset single drainer, double bowl stainless steel sink unit. Space and point for electric cooker. Extractor hood over. Space and plumbing for dishwasher. Unit matched shelved glass fronted display cabinets. Ceiling light point. Windows to two sides. Space for fridge freezer. Tiled splashbacks.

Seating Area has parquay floor. Stone raised fire hearth with a hearth mounted wood burning stove. Stone mantle shelf over. Built in hardwood topped log box. Ceiling light point. Two double radiators. TV point. Telephone point. Two windows providing a high degree of natural light. Tiled floor.

Rear Store & Boiler Room**2.20m (7'3" narrowing to 0.73m x 6.85m (2'5"x 22'6") overall**

Wall mounted Eco Home Tech micromat calor gas central heating boiler. Fitted base unit with inset Belfast sink. Space and plumbing for washing machine. Space for additional appliances. Wall mounted storage cabinets. UPVC sealed unit double glazed door out to rear giving access to:

Side Covered Area**2.40m x 2.10m (7'11" x 6'11")**

Open to the front. Useful for bin storage.

Door from Rear Entrance gives access to double garage.

Stairs to First Floor with open mahogany treads, balustrade and rails leading up to:

First Floor Landing**4.69m x 2.10m (15'5" x 6'11")**

With ceiling light point. Double radiator. Large picture window with views out to the rear towards the Hambleton Hills and along the former line of the disused railway track. Door into:

First Floor Sitting Room**8.65m x 5.49m (28'5" x 18') max into bar area**

Nicely laid out for seating with windows to three sides providing for an exceptional degree of natural light and having panoramic views out to all sides. Four wall light points. Skirting board heaters. At present enjoys bar area with inset ceiling light spots. A formal bar and shelved storage to rear.

Inner Hallway**4.11m x 0.98m (13'6" x 3'3")**

Attic access. Ceiling light point.

Bedroom No 3**2.96m x 3.47m (9'9" x 11'5")**

Double radiator. Ceiling light point. Built in deep store cupboard enjoying hanging and shelved storage.

Bedroom No. 4**2.89m x 3.25m (9'6" x 10'8")** to include triple robe

Double radiator. Ceiling light point.

Master Bedroom**4.08m x 2.66m (13'5" x 8'9")** plus wall length fitted bedroom furniture.

Hardwood door fronted shelving with cupboard storage above. Two double wardrobes. Useful additional low level unit with shelved storage to side and bank of two over three chest of drawers. Two ceiling light points and double radiator. Telephone point. Windows to two sides provide for a nice degree of natural light and good views over the front garden.

First Floor Bathroom**2.84m x 2.30m (9'4" x 7'7")**

With wood laminate floor. Half pine stained and polished walls with upper level tiled to all sides. Suite comprising corner panelled bath with mixer tap and shower attachment. Low level WC. Unit inset wash basin with cupboard storage beneath. Wall mounted shaver light, socket and mirror. Ceiling light point. Wall mounted heated towel rail / radiator.

OUTSIDE**Double Garage****5.20m x 5.20m (17'1" x 17'1")**

With workshop to rear. Electrically operated up and over door to front. Light and power. Concrete floor. Beamed ceiling. Sliding doors to the rear give access to:

Rear Workshop**5.18m x 4.42m (17' x 14'6")**

Extensively boarded out. Concrete floor. Extensive range of base and wall cupboards. Light and power.

The outbuildings to the side of the driveway encompass wooden base and space for a couple of shed also:

Former Store**2.59m x 9.14m (8'6" x 30') approx.**

Former Large Scale Vegetable Patch and orchard with two chicken sheds.

Greenhouse**3.52m x 5.49m (11'7" x 18') approx.**

Partially dilapidated.

Paddock

Is well fenced, presently divided into a main paddock and smaller paddock with part stone edged walls. The small paddock is presently used for the running of chickens. The large paddock has been used for small scale livestock / horses.

Block Built Stable Block**Stable 1****3.35m x 3.07m (11' x 10'1")****Stable 2****3.30m x 3.07m (10' 10" x 10'1")**

With a front verandah and concrete path to the front. Internally it has water and weather tight accommodation with rubber matting floors and beamed ceiling. It has light and power. Outside tap.

REAR OF PROPERTY

To the rear the property enjoys a substantial amount of concrete hardstanding running across the full width of the property over which there is a pedestrian right of way which is rarely used and to the rear of which the present owners have constructed a number of kennels which are in need of updating and modernisation but offer tremendous scope for personal or business use subject to the necessary permissions.

GARDENS

Through a wrought iron five bar gates over a sweeping driveway which swings across the front of the property and provides hardstanding and a turning area and gives access to the attached garage. The driveway is tree lined with conifers and silver birch, goes past the paddocks and gardens and up to the house. The front of the property has a lawned area adjacent to the driveway with hedged boundaries. The garden proceeds around to the side past former vegetable garden with space and base for shed and greenhouse.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no. 01609 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains water, electricity and drainage. Calor gas central heating.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **F**. The current annual charge is **£2203.28**.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. No. (01609) 779977.





COMMITMENT

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- 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.
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- 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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