

S.4377

**WOODSIDE**  
**NEWBY WISKE, NORTHALLERTON DL7 9ER**



**A Superbly Positioned, Double Fronted Detached Architecturally Attractive 2-Bedroomed Farmhouse  
Situated in 2.15 Acres of Grounds, Gardens & Paddocks on the Edge of a Sought After North  
Yorkshire Village Location with Tremendous Scope for Updating, Modernisation & Extension**

- Architecturally Attractive Detached House
- Great Scope for Updating & Modernisation
- Scope for Extension Subject to PP's
- Oil Fired Central Heating
- UPVC Sealed Unit Double Glazing
- Grounds & Paddocks Extending to 2.15 Acres
- Detached Garage
- Substantial Workshops & Former Agricultural Building

**Offers in the Region of: £325,000**

# WOODSIDE, NEWBY WISKE, NORTHALLERTON DL7 9ER

## SITUATION

Northallerton	6 miles	Darlington	20 miles
Thirsk	10 miles	A.1	10 miles
Teesside	30 miles	A.19	7 miles
York	30 miles		

(All distances are approximate)

**Woodside, Newby Wiske** enjoys a most delightful location just outside this much sought after and highly desirable conservation village situated in attractive open North Yorkshire countryside. The property occupies a superb plot with panoramic views out over surrounding countryside. The property is very conveniently situated approximately six miles south of the thriving market town of Northallerton. This location also places it within easy reach of the A.1 and A.19 trunk roads bringing York, Leeds and Teesside within reasonable commuting distance.

The village of Newby Wiske is within walking distance of South Otterington where locally renowned Public House/Restaurant, Village School and Church are to be found. Additionally the Village of Maunby close by enjoys the benefit of a much renowned Public House/Restaurant and the property sits in an area of outstanding natural countryside.

In and around the village in the local commercial centres are a full and comprehensive range of educational, recreational and medical facilities together with weekly market and varied shopping. Major centres are additionally situated at York, Teesside, Middlesbrough and Leeds. The village enjoys excellent commuting via the A.1 and A.19 trunks roads which are easily accessible via Scotch Corner and the A.1 interchange at Leeming.

In the nearby town of Northallerton and Darlington there are main line train stations on the East Coast route which links London to Edinburgh and brings London within some 2 ½ hours commuting time and additionally via the Transpennine Line which 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, Leeds/Bradford and Manchester.

This area of North Yorkshire lies in an area close to the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure pursuits can be found. Additionally the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further leisure activities are available. Within the area around Northallerton there are excellent leisure activities extending to golf, cricket, rugby, football, horse and cycle riding, fishing and shooting.

## DESCRIPTION

**Woodside** comprises an architecturally attractive, superbly positioned 2-bedroomed detached farmhouse residence constructed of brick under a slate roof with stone relief edges. The property is double fronted and has twin bay windows to front and leaded glass front door. The property stands in

approximately 2.15 acres or thereabouts, of well delineated grounds and gardens, grass paddock and woodland. The property enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. The accommodation is well laid out and spacious with generously proportioned reception rooms, bedrooms and bathrooms. It is in need of updating and has tremendous scope for updating and modernisation, however it does stand on a plot that would readily accommodate a larger property and there is considered to be tremendous potential for extension to provide a more substantial house subject to Purchasers requirements and the necessary Planning Permission.

Externally the property stands in attractive grounds and gardens with former flower and fruit beds to front and side whilst to the rear the property enjoys lawned grounds and gardens running through to an attractive area of established woodland offering great amenity value to the property and an attractive backdrop. To the front and side there is a grass paddock which has been used for the keeping and grazing of livestock.

Within the grounds and gardens there is a detached garage, a substantial workshop / former agricultural building and an additional agricultural building previously used for the keeping of fowl which requires some updating and refurbishment. The property enjoys separate accesses to the garage and to the paddock both of which are taken off the minor road from Warlabby to Newby Wiske. There is scope to provide access right around the property.

The offering of Woodside presents a very rare opportunity to purchase a superbly positioned property with tremendous scope for development which enjoys the benefit of attractive grounds, gardens and paddock land in a highly sought after North Yorkshire location.

Early inspection recommended.

## ACCOMMODATION

In through original and coloured leaded glass upper glazed front door with matching lights to side, up steps and into:

### **Entrance Hall** **1.90m x 4.16m (6'3" x 13'8")**

With stairs to first floor. Fitted dado rail. Radiator. Ceiling light point. Door to good sized understairs store cupboard with shelved storage.

Access to:

### **Sitting Room** **4.84m x 4.03m (15'11" x 13'3") max into bay**

Tremendous views over paddock and surrounding farmland. Coved ceiling. Ceiling light point. Double radiator. Feature fireplace comprising mini tiled surround with tiled hearth and mantle shelf. Inset open grate.

**Living Room****4.01m x 4.79m (13'2" x 15'9") max into bay window**

Two double radiators. Ceiling light point. Fitted picture rail. Feature mini tiled fireplace featuring surround, tiled hearth and hardwood mantle shelf. Inset open grate. TV point. Telephone point. Tremendous views over the paddock and surrounding farmland.

Door from Hallway gives access to:

**Kitchen****3.01m x 2.51m (9'11" x 8'3")**

With a range of original base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space for fridge. Double radiator. Ceiling light point. Extractor fan. Door to:

**Pantry****2.40m x 1.11m (7'11" x 3'8")**

With fitted shelving. Power points. Ceiling light point. Plenty of space for fridges, freezers etc. Window overlooking side garden.

Door from Kitchen to:

**Rear Workshop / Boiler Room / Utility Room****4.47m x 4.13m (14'8" x 13'7")**

Constructed of a mix of brick and corrugate with wood slat to front. Upper glazed single pitch corrugated and beamed roof. Concrete floor. Space and plumbing for washer. Floor mounted Trianco Utility oil fired central heating boiler. Pedestrian door out. The presence of this structure offers tremendous scope for further extension of the property. Water. Ceiling light point.

**Stairs to First Floor** have painted balustrade and spindles leading up through half turn to:

**First Floor Landing****4.13m x 1.79m (13'7" x 5'11")**

Ceiling light point. Radiator. Attic access. Access to:

**Bedroom No. 1****4.03m x 4.03m (13'3" x 13'3")**

Ceiling light point. Double radiator. Ornamental painted cast fire surround with a dog grate and tiled hearth.

**Bedroom No. 2****4.03m x 4.03m (13'3" x 13'3")**

Overbed light pull. Ceiling light point. Double radiator. Tremendous views over surrounding countryside. Painted cast fireplace with inset grate and tiled hearth.

Door and step down to:

**Bathroom****4.29m x 2.40m (14'1" x 7'11")**

With panelled cast bath with screened splashbacks. Matching pedestal wash basin and WC. Fitted picture rail. Ceiling light point. Double radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Wall mounted electric heater.

**OUTSIDE**

Immediately adjacent to the rear of the property there is a brick built with mono pitched tiled outhouse comprising:

**Coal Store****2.03m x 1.83m (6'8" x 6' approx. )**

With twin doors to front.

**Outside WC**

WC with high level cistern.

**Gardens & Grounds**

To three sides with a front garden which comprises two areas of lawn with a central concrete pathway which gives access down to the front and into the field. There is a path which leads around the property to the side. There is a raised bed which has previously been used for fruit and vegetable. To the rear is a larger former fruit and vegetable bed which could enhance the property if landscaped. To the other side there are lawned gardens in a small paddock which is predominantly grass and opens up into a woodland with a number of mature hardwoods and this runs down to a lower wooded area. The field is natural meadow and within it there is:

**Outbuildings:****Garage****4.27m x 2.74m (14' x 9')**

Corrugated section with twin doors to front.

**Former Agricultural Building****15.21m x 4.74m (49'11" x 15'7") max**

Sleeper walled with a trussed wooden ceiling. Corrugated roof. Concrete floor. Light and power. Twin doors to one side for easy access.

**Former Chicken Shed****9.65m x 5.18m (31'8" x 17' approx.)**

Presently open to one bay at the end, earthen floor. It is on a brick base which is clad.

**Paddock**

The paddock extends to just under 2 acres, is natural meadow and within it is the former chicken shed.

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

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

**SERVICES**

Mains Water and Electricity. Oil Central Heating. Septic tank drainage.

**TENURE**

Freehold with Vacant Possession upon Completion.

**LOCAL AUTHORITY**

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 C. The current annual charge is **£1316.34**.





#### COMMITMENT

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- Any plans may not be to scale and are for identification purposes only.
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