

S.4533

FOR SALE BY PRIVATE TREATY  
**GRINDSTONE CROOK**  
**DANBY WISKE ROAD, NORTHALLERTON DL6 2NT**



**A Most Impressively Positioned, Immaculately Presented 4-Bedroomed Detached Rural Residence of Character & Distinction Offered with Detached Stable Block Suitable for Conversion and Situated in 7.36 Acres of Grounds, Gardens & Paddocks with Panoramic Views over the Surrounding Picturesque Countryside.**

- Stable Block with Conversion Potential
- Close to Excellent Transport Networks
- Superb Rural Position
- Panoramic Views Over the Surrounding Countryside
- Detached Double Garage
- Generously Spacious Accommodation

**Offers in the Region of £850,000**

# **Grindstone Crook Danby Wiske Road, Northallerton**

**Stands in a superb elevated position  
approximately two miles north of Northallerton.**

**It takes its access off a minor road to Danby Wiske and stands in a  
superb elevated position offering truly exceptional panoramic views out  
over the surrounding countryside.**

**The offering of Grindstone Crook represents a unique opportunity to  
acquire a landed rural property in this picturesque yet convenient area of  
North Yorkshire**

**which has been extensively and superbly extended,  
refurbished and improved by the present owners to provide particularly  
well laid out and spacious, immaculately presented 4-bedroomed family  
accommodation together with  
quality constructed stable block offering tremendous potential for  
conversion subject to necessary planning permissions  
to provide annexed accommodation to the main house,  
a potential holiday let or  
separate dwelling subject to planning.**

**The property extends to some 7.36 acres or thereabouts comprising  
grounds, gardens, hardstanding and  
well laid out attractive mature paddocks.**

**Although presently laid to grass the land would ideally lend  
itself to a number of uses including small scale livestock,  
grazing, development as a more substantial  
equine property or horticulture  
subject to the necessary permissions.**

**Superb potential for caravan clubsite as the property sits only 800 metres  
from the Coast to Coast making it also ideal to provide Bed & Breakfast  
accommodation.**

# Grindstone Crook, Danby Wiske Road, Northallerton DL6 2NT

## SITUATION

Northallerton	2 miles	A.19	8 miles
Richmond	13 miles	Catterick	13 miles
A.1	8 miles	Darlington	12 miles
Teesside	16 miles	Stokesley	12 miles
Bedale	10 miles	Ripon	18 miles
Yarm	13 miles		

(All distances are approximate)

The property is particularly well situated in relation to the surrounding centres of commerce and is particularly convenient for Northallerton, Darlington, Yarm, Teesside etc.

The property sits in a superb elevated position enjoying stunning and panoramic views out over the attractive countryside enjoying views of the Hambleton Hills, the Cleveland Hills and across to the Vale of York. This area of North Yorkshire is particularly well situated between the North Yorkshire Dales and North Yorkshire Moors National Park and is approximately an hour from the Coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton, the County Town of North Yorkshire offers an excellent range of amenities, services and shopping together with a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets. Further excellent amenities and facilities are available in a number of nearby market towns.

The property is approximately 8 miles from the A.1 and A.19 trunk roads which offer excellent access to all centres of commerce north and south and link into the main arterial road networks of the UK, particularly the A.66 which provides for excellent networks east and west.

There are mainline train stations at Northallerton and Darlington with Northallerton Train Station on 5 minutes away and linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

## AMENITIES

**Schools** – this area is well served by good state and independent schools. Primary Schools to be found at Brompton, Romanby, Northallerton and Great Smeaton. Comprehensive Schools at Northallerton, Darlington, Richmond, Stokesley and Yarm. Independent Schools at Darlington, Teesside, Barnard Castle, Ampleforth, Cundall and boarding Grammar school at Ripon.

**Walking & Cycling** - this area is very well served for attractive walking, cycling with some particularly attractive countryside to be found in and around this area of North Yorkshire and extending over to the Hambleton Hills and beyond.

**Shooting & Fishing** - the property is attractively placed in an area renowned for its quality shooting and good fishing and is close to local rivers and ponds.

**Horse Riding & Hunting** – The property sits in an area with a good network of quiet country lanes and bridle paths and is within the Hurworth Hunt country and within very easy and convenient

boxing distance of the Bedale, Bilsdale, Durham and York & Ainsty Packs. Additionally there are equestrian centres at Yafforth and Richmond which have a full range of events.

**Racing** - to be enjoyed at Thirsk, York, Ripon, Catterick, Doncaster, Redcar, Newcastle, Sedgfield and a number of other renowned tracks which are within easy travelling distance.

**Golf** – Romanby, Thirsk, Bedale and Catterick.

**International Airports** - Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester is easily accessible via the Transpennine line that calls at Northallerton.

**Equestrian** - Located within 20 minutes of four large equestrian venues and the area around has lovely hacking.

## DESCRIPTION

Grindstone Crook, Danby Wiske Road, Northallerton comprises a particularly well laid out and spacious, superbly and immaculately presented 4-double bed roomed detached residence situated in a superb elevated position in a rural yet very accessible position.

The accommodation at Grindstone Crook is capable of various residential layouts and would very readily lend itself to a large family house or could due to its excellent position close to the Coast to Coast provide for bed and breakfast accommodation with separate dining areas for residents. There is considered to be excellent potential for a caravan club site in an area which would readily accommodate such a site.

Adjacent and detached from the property is a quality built stable block which offers tremendous potential for conversion to annexed accommodation, holiday cottage accommodation or a separate dwelling subject to purchasers' requirements and the necessary planning permission / building regulations. The property is complemented by well laid out, attractive grounds, gardens and hardstanding / turning areas together with established mature grass paddocks, in all extending to some 7.36 acres which gives tremendous scope for development of an equine property or makes it suitable for a number of small scale livestock enterprises or horticulture subject to purchasers requirements.

In conclusion the offering of Grindstone Crook represents a most unique opportunity to purchase a substantial family house with further development potential in a quiet yet highly accessible rural location close to excellent transport networks and a highly regarded market town.

Early inspection essential to appreciate the property, its position, presentation and potential.

## ACCOMMODATION

In off the driveway onto decking steps onto front decking area with panoramic views out through full height UPVC sealed unit wood effect double glazed front door with full height lights to side into:

### **Entrance Vestibule**

**2.19m x 1.59m (8'2" x 5'3")**

With light oak laminate floor. Flush mounted ceiling light point. Into:

### **Entrance Hall**

**7.47m x 2.00m (24'6" x 6'7") narrowing to 0.86m (2'10") at the rear**

Flush mounted ceiling light point. Understairs useful store cupboard. Stairs to first floor.

### **Family Room**

**6.22m x 3.32m (20'5" x 10'11") max**

Light oak wood laminate floor. Two ceiling light points. Double radiator. Windows to two sides providing a high degree of natural light. Panoramic views out over the surrounding countryside. Wall mounted electric fire.

### **Sitting Room**

**3.93m x 6.40m (12'11" x 21')**

With central feature chimney breast with a tiled hearth, exposed brick and tile backplate and sides with a hearth mounted multi burning stove. Light oak mantle shelf. Full height wood effect UPVC french doors out to the front decking area. Two windows to side. Two ceiling light points. Double radiator. Attractive light oak wood laminate floor. TV point. Door to Living Kitchen.

Off the Hall is:

### **Downstairs WC**

**2.76m x 1.18m (9'1" x 3'11")**

Laid wood laminate floor. Fitted storage shelving. White suite comprising low level WC. Pedestal wash basin with mixer tap. Coved ceiling. Ceiling light point.

### **Office**

**2.30m x 2.76m (7'7" x 9'1")**

Laid wood laminate floor. Coved ceiling. Centre ceiling light point. Light pull. Double radiator.

### **Living Kitchen**

Nicely delineated into sitting, dining and kitchen areas.

### **Sitting Area**

**4.21m x 3.60m (13'10" x 11'10")**

Laid wood laminate floor. Double radiator. Coved ceiling. Centre ceiling light point. TV point. Feature chimney breast with a tiled surround and backplate. Arched brick mantle shelf and hearth mounted multi burning stove. Archway leads to:

### **Dining Area**

**2.46m x 3.25m (8'1" x 10'8")**

Centre ceiling light point. Wood effect UPVC sealed unit sliding french door out to side decking area giving access to side garden.

### **Kitchen Area**

**4.32m x 3.45m (14'2" x 11'4")**

With a tiled floor. Fitted kitchen comprising range of base and larder cupboards. Hardwood effect work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap over. Central chimney breast with space for range cooker with built in extractor and light over. Brick surround with a hardwood lintel. Unit matched fitted fridge and freezer. Centre ceiling light point.

Stable door to rear gives access to:

### **Utility Room**

**3.27m x 2.51m (10'9" x 8'3")**

With lower panelled walls topped with dado rail. Good range of low level base cupboards topped with hardwood effect work surfaces with an inset single bowl sink with mixer tap over. Space and plumbing for washer. Space and plumbing for dishwasher. Floor mounted Firebird oil fired central heating boiler. Centre ceiling light point. Upper level power points. Airing cupboard housing Megaflow Heatra Sadia pressurised cylinder with useful shelved storage over.

**Stairs to First Floor** with exposed and polished pine balustrade and spindles leading up to:

### **First Floor Landing**

**4.62m x 1.69m (15'2" x 5'7") with a rear extra 0.96m x 0.86m (3'2" x 2'10")**

### **Master Bedroom**

**5.84m x 4.16m (19'2" x 13'8")**

With wood laminate floor. Exposed beams to ceiling. Two centre ceiling light points. Double radiators. Archway to:

### **Corner En Suite**

Corner shower. Sliding doors to front. Shower panelled walls. Thermostatically controlled bar shower. Extractor and light over. Matching pedestal wash basin and WC. Wall mounted heated towel rail.

### **Bedroom No. 2**

**17'1" x 13'4"**

With centre ceiling light point. Fitted shelving and hanging rails. Archway to:

### **En Suite Shower Room**

Shower panelled cubicle with pivoted door to front with a Mira Discovery thermostatically controlled mains shower with extractor over. Inset ceiling light spot. Matching pedestal wash basin and WC. Wall mounted heated towel rail.

### **Bedroom No. 3**

**3.47m x 3.37m (11'5" x 11'1")**

Wood laminate floor. Radiator. Ceiling light point. Picture window with panoramic views out over the surrounding countryside. Archway through to useful walk in wardrobe with storage and hanging rails.

### **Bedroom No. 4**

**3.37m x 3.45m (11'1" x 11'4")**

Wood laminate floor. Ceiling light point. Radiator. Picture window looking out over attractive open countryside. Walk in wardrobe with hanging hooks and storage.

### **Family Bathroom**

**4.08m x 2.74m (13'5" x 9')**

With a white suite comprising pine panelled bath with tiled splashbacks. Matching pedestal wash basin and WC. Separate shower cubicle with tiled backplate with a Mira Go wall mounted electric shower. Extractor and light over. Inset ceiling light spots. Heated towel rail.

Fold down ladder gives access to:

#### **Attic**

**8.84m x 2.99m (29' x 9'10")**

Boarded and has the benefit of light. Could provide for additional residential accommodation subject to the necessary planning permissions and installation of dormers.

#### **Detached Double Garage**

**23'10" x 18'10"**

Brick built with pantile roof. Up and over door to front. Pedestrian door to rear. Concrete floor with a beamed ceiling. Light and power. Extensive eaves storage.

#### **STABLE BLOCK**

##### **The Stable**

**6.25m x 12.90m (20'6" x 42'4") and 22'6" x 20'7"**

A rear access with stone driveway down to the Stable which is brick built with a pantile roof. It has numerous openings. It has light and water. The second area has a concrete floor. It is all built with a brick outer leaf. Fully beamed ceiling. This has tremendous scope for annexed, holiday cottage accommodation or a separate accommodation subject to purchasers' requirements and the necessary planning permissions.

#### **GROUNDS & GARDENS**

The grounds and gardens extend to two driveways, one to the front of the property and one to rear with the rear driveway offering superb separate driveway to the stable block.

Both Grindstone Crook and The Stables enjoy superb views out over attractive lawned and shrubbed landscaped gardens and over to the paddock land. Additionally the stable block enjoys a nice sized paddock to the rear which is presently laid to grass and could be utilised for landscaped gardens depending on the usage for the stable block.

All of the land and gardens enjoy good boundaries extending to hedging and post and rail and overall the gardens must be seen to be appreciated as to the attractive backdrop that they form to the property.

#### **GENERAL REMARKS & STIPULATIONS**

**Viewing** - Strictly by appointment through Northallerton Estate Agency- Tel: (01609)771959.

**Services** - Mains water, drainage and electricity. Oil fire central heating.

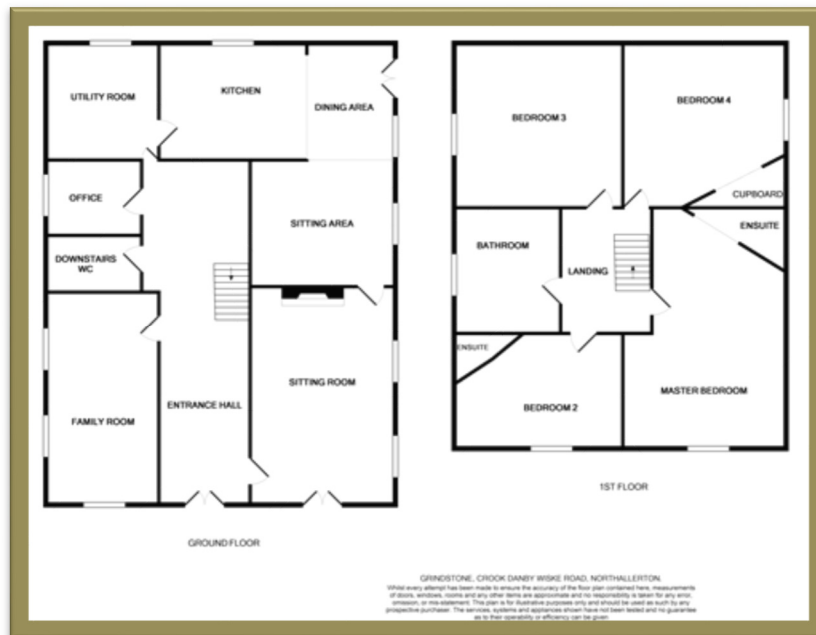
**Tenure** – Freehold with Vacant Possession upon completion.

**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 **D**. The current annual charge is **£1662.89**.

**Right of Way** - There is a right of way over part 5484 for the benefit of a neighbour to access field no. 3671, the right of way is delineated in blue on the attached plan. Grindstone Crook is marked edged red for information purposes.





**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.