

S.4559

Northallerton
Estate
Agency 

FOR SALE BY PUBLIC AUCTION
PIONEER COTTAGE
SCRUTON, NORTHALLERTON DL7 0RD



A Substantial Detached Bungalow Presently Sub Divided into Two Living Areas Situated in a Highly Sought After & Desirable & Quiet North Yorkshire Village on Plot Extending to 0.3 of an Acre or Thereabouts

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Tremendous Scope for Updating & Modernisation

Substantial Rear Gardens
Hardstanding to Side for Up to Three Vehicles
Small Range of Outbuildings

Guide Price: £150,000 - £200,000

Auction Date – 28th September 2017

At 7.00 at The Applegarth Sale Rooms, The Auction Mart, Northallerton DL7 8LZ

Pioneer Cottage, Scruton, Northallerton DL7 0RD

SITUATION

Northallerton	7 miles	Catterick	10 miles
A.19	13 miles	A.1	4 miles
Bedale	5 miles	Richmond	9 miles
Thirsk	16 miles	Teesside	20 miles
York	25 miles	Ripon	15 miles

(All distances are approximate)

Pioneer Cottage is attractively situated in the much sought after and highly desirable rural village of Scruton an attractive residential village midway between Northallerton and Bedale.

The property is excellently positioned within the village and is close to attractive open countryside and is within easy commuting distance of the local markets towns of Bedale and Northallerton.

The A.1 and A.19 are within easy commuting distance. The East Coast main line train station links London to Edinburgh and brings London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Manchester, Leeds, Liverpool and Manchester airport.

AMENITIES

Shooting & Fishing – The property is attractively positioned in an area known for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales.

Hunting – With the Hurworth, Bedale, York & Ainsty and Zetland.

Racing – can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

Golf – can be played at Romanby (Northallerton), Bedale, Thirsk and Darlington

Walking and Cycling – The area is well served for cycling and walking with some particularly attractive countryside and scenery in and around the property and in the outlying villages close by. The North Yorkshire Moors and the Yorkshire Dales are within easy travelling distance and the Coast at Whitby, Scarborough and Redcar is approximately an hour's travelling.

Schools - This area of North Yorkshire is well served by good state and independent Schools with a number of renowned schools within easy reach of the property. There are good primary schools at Morton on Swale and Kirkby Fleetham together with further schools at Bedale and Northallerton. There are comprehensive schools at Bedale, Northallerton, Richmond, Thirsk and Ripon whilst independent schools can be found at Yarm, Teesside High, Ripon Grammar, Polam Hall at Darlington, Ampleforth, Queen Mary's at Baldersby and Aysgarth School at Newton le Willows.

Leisure Centres – these are to be found at Northallerton, Bedale, Richmond and Darlington. Additional leisure activities are in and around Northallerton and Bedale extend to Rugby Club, Football Club, Cricket Club and a number of private and public gyms within the area.

Equestrian – There are riding schools at Richmond, Yafforth, Brompton, catering for all abilities. There are extensive equine activities within the area.

DESCRIPTION

Pioneer Cottage comprises a brick and block built previously extended 2/3 bedroomed detached bungalow residence situated on a plot extending to 0.3 of an acre or thereabouts in the centre of the much sought after and highly desirable rural village of Scruton. Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating and has scope for numerous residential layouts subject to Purchasers requirements. At the present time it has been utilised as two self-contained areas each having separate kitchen, bathroom, sitting room and bedroom facilities. It could be utilised as one property or subject to planning it is considered it has tremendous scope for re-development to form one substantial property or to provide for two properties in a superb location and on a good sized plot. The property is rendered with a clay tile roof. To the front it is arranged behind ornamental stone wall which is stone topped with twin wrought iron gates onto driveway, central wrought iron gate gives access to the front garden which consist of two good sized flower beds.

To the side the driveway is concrete and offers hardstanding for three vehicles and gives access to the rear. To the rear the property opens out onto substantial lawned gardens with a central path through up to sheds and garages. There is an extensive vegetable patch together with a greenhouse. Adjacent to the rear is a block built outside store. Seating area, substantial flower bed which is adjacent to the vegetable patch together with fruit trees etc.

The offering of Pioneer Cottage at Scruton presents an all too rare opportunity for the discerning purchaser to acquire a property with tremendous scope on a substantial plot in a village centre location.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper etched glass panel under a covered entrance into:

Sitting Room

4.39m x 4.11m (14'5" x 13'6")

With a coved ceiling. Centre ceiling light point. Wall mounted living flame gas fire with central heating back boiler. Adjacent cupboard. Double radiator. Telephone point. Wall mounted air exchange unit. Door to rear gives access to:

Bedroom No. 2

2.30m x 2.15m (7'7" x 7'1")

With ceiling light point. Radiator. Air exchange unit.

Door from Sitting Room into:

Hallway**4.01m x 0.89m (13'2" x 2'11")**

With ceiling light point. Radiator. Door to Second Sitting Room.

Kitchen**3.37m x 2.15m (11'1" x 7'1")**

With original wall mounted eye level storage cupboards. Fitted base unit topped with single drainer single bowl stainless steel sink unit. Space and point for electric cooker. Xpelair extractor fan. Ceiling light point. Radiator. Views out onto rear garden.

Bathroom**1.9m x 2.13m (6'6" x 7')**

With cast panel bath, pedestal wash basin and WC. Half tiled walls topped with a tiled dado rail. Ceiling light point. Built in airing cupboard housing lagged cylinder with shelved storage over.

From the Hallway door to:

Second Sitting Room**4.11m x 4.34m (13'6" x 14'3") max**

With a wall mounted living flame gas fire. Double radiator. Ceiling light point. TV point. Display bay window to front with triple glazing. Central heating boiler. Door leads to:

Side Hallway**5.30m x 0.89m (17'5" x 2'11")**

Attic access. Ceiling light point. Radiator. UPVC sealed unit double glazed door.

Further Airing Cupboard

With lagged cylinder and immersion heater with shelving.

Bedroom No. 1**3.25m x 4.84m (10'8" x 15'11")**

With double radiator. Ceiling light point. Air exchange unit.

Inner Rear Hallway**2.64m x 0.76m (8'8" x 2'6")**

Giving access to:

Kitchen**2.33m – 1.88m x 4.88m (7'8" narrowing to 6'2" x 16')**

A range of dated base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash. Space for electric cooker. Tiled splashbacks. Superb views out onto rear garden. UPVC sealed unit rear door. Xpelair extractor fan. Double radiator.

Bedroom / Dining Room**2.84m x 3.17m (9'4" x 10'5")**

Ceiling light point. Radiator. Air exchange unit.

Second Bathroom**61.93m x 2.20m (4' x 7'3")**

With cast panel bath enjoying a Triton Coral electric shower over. Matching pedestal wash basin and WC. Tiled splashbacks. Half tiling around bath. Ceiling light point. Radiator.

OUTSIDE

To the front it is arranged behind ornamental stone wall which is stone topped with twin wrought iron gates onto driveway, central wrought iron gate giving access to the front garden which consist of two good sized flower beds.

The driveway is concrete and offers hardstanding for three vehicles and gives access to the rear. To the rear the property opens out onto substantial lawned gardens with a central path through up to sheds and garages. There is an extensive vegetable patch together with space and base and a greenhouse. There is a block built outside store. Seating area, substantial flower bed which is adjacent to the vegetable patch. There are fruit trees etc.

OUTBUILDINGS

Brick built and rendered and are as follows:

Former Coal Store**1.24m x 0.89m (4'1" x 2'11")****Adjacent Workshop****2.15m x 3.12m (7'1" x 10'3") max**

With a concrete floor. Corrugated ceiling. Wall mounted shelving.

Store**2.94m x 2.08m (9'8" x 6'10")**

Power socket. Concrete floor.

Beyond the buildings is a big area of lawn and orchard area comprising various fruit trees.

Former Chicken House**2.96m x 1.69m (9'9" x 5'7")**

Of wooden construction on a brick base.

Former Workshop/Garage**6.17m x 2.74m (20'3" x 9')**

With concrete floor, corrugated ceiling. It is of a wooden construction on a concrete base and there are twin doors to the front.

Lean To**2.91m x 6.22m (9'7" x 20'5")**

Of wooden construction with corrugated walls and ceiling.

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly Through Northallerton Estate Agency – Tel: (01609) 771959. It is envisaged that block viewings will be undertaken.

SERVICES – Mains water, Electricity, Drainage and Gas.

TENURE - Freehold with Vacant Possession upon Completion.

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

Details of any rights of way and easements will be included in the legal pack which is being prepared by Messrs Hunt & Wrigley, the Vendors Solicitors at 83 High Street, Northallerton, North Yorkshire.

BOUNDARIES – The Vendors will only sell such interest that they have in boundary fences, walls, ditches, hedges and other boundaries separating this property from any other property not belonging to them. Where the boundaries are marked by inward facing T marks these are understood to be the responsibility of the buyer(s).

FIXTURE & FITTINGS - Only those fixtures and fittings referred to in these sales particulars are included in the sale.

ASBESTOS - With regard to any asbestos on the holding, a detailed Asbestos Survey has not been carried out. On completion of the sale, it will be the responsibility of the buyer(s) to comply with the Control of Asbestos Act at Work Regulations 2012 and to seek professional advice as to the future management of this material. Inclusion of this paragraph does not confirm or deny the existence of asbestos on the property.

METHOD OF SALE - The property is to be offered for sale by Public Auction. If after viewing the property you are seriously interested then please register your interest with Mr T W Pennington at an early stage so that you can be kept informed should there be any change to this proposed method of sale.

AUCTION PACK - The auction pack will be available for 14 days prior to auction at Messrs Hunt & Wrigley, 83 High Street, Northallerton, DL7 8PX. Additional packs can be ordered at a cost of £25 directly from the Solicitors.

MONEY LAUNDERING REGULATIONS - Due to the money laundering regulations a cash deposit will not be accepted. Cheques or bankers drafts are acceptable together with proof of identity. We would recommend if you are seriously interested that proof of identity is supplied to us prior to the night of the auction, however, on the night of the auction we will require proof of identity to include passport and/or picture driving license together with utility bill confirming address.

PLAN - A plan is attached for information only to show the boundaries of the site.

MODE OF OFFERING - To the property is to be offered for sale by Public Auction on Thursday 28th September 2017 at 7pm in the Applegarth Mart Sales Rooms, Northallerton DL7 8LZ

Mr T W Pennington BSc (Hons) MRICS will be the auctioneer on the evening and if you would like to discuss anything relating to the sale please do not hesitate to contact him on (01609) 771959.

Legal enquiries relating to the title should be addressed to the Vendors Solicitor, Mr Chris Woodall, Messrs Hunt & Wrigley, 83 High Street, Northallerton. DL7 8PX

AUCTION CONDITIONS - The sale will be conducted under standard auction conditions with the successful purchaser being required to sign a contract in respect of the purchase and pay a 10% deposit immediately after the fall of the hammer. This will constitute exchange of Contracts.

The completion monies are payable on or before the date set for completion in this case Thursday 26th October 2017.

TELEPHONE BIDS - In the event prospective purchasers cannot attend the auction and are considering making telephone bids then they should make arrangements with the auctioneer, Mr Tim Pennington at least seven days prior to the auction and confirm and provide their proof of identity.

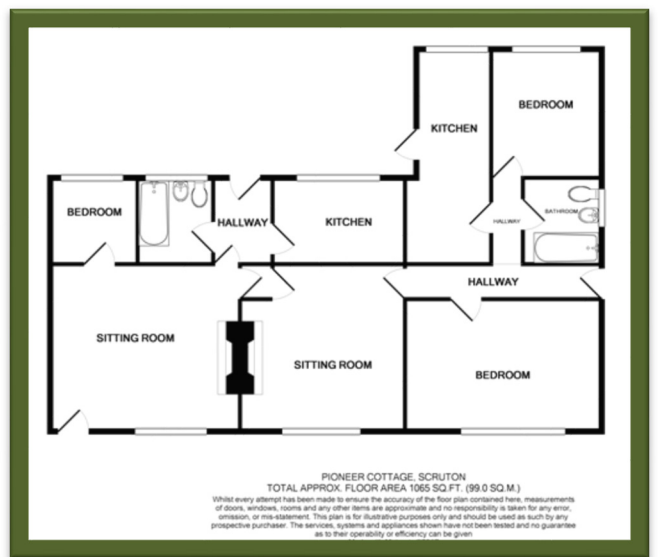
They should confirm their intention to bid by telephone or writing and also confirm in writing that they have authorised their Solicitor to make arrangements with the Vendors solicitors with regard to the payment of the 10% deposit in the event of their bid being successful.

CONTRACT FOR SALE - The contract for sale and the local searches will be available for inspection by prior arrangement with the vendors' solicitors' office for at least 14 days prior to auction.

ADMIN CHARGE – In addition to the purchase price the purchaser will pay an administration charge of £500 plus VAT.

LOCAL AUTHORITY – Hambleton District Council, Civic Centre, Stone Cross, Northallerton – 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 **£1597.97**.





COMMITMENT

Northhallerton 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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