

## TEES VIEW WORSALL ROAD, YARM TS15 9EF



**A Most Impressively Positioned, Immaculately Presented Bungalow Residence with Associated Grounds & Gardens, Potential Adjacent Building Plot, Detached Range of Superb Outbuildings in All Extending to Some 6 Acres or Thereabouts with Panoramic Views Over Surrounding Picturesque Countryside**

Substantial Detached 2-Bed Bungalow with Scope for Extension  
Well Laid Out Grounds & Gardens  
Adjacent Paddock Offering Potential for Bldg Plot  
Subject to the Necessary PP's

Detached Range of Traditional & Modern Agricultural Buildings  
All Weather Menage  
Well Laid Out & Fenced Paddocks  
Previously a Thriving Livery Business

**Price: Offers in the Region of £500,000**

**TEES VIEW  
WORSALL ROAD  
YARM  
TS15 9EF**

**Stands In A Superb Elevated Position Approximately Two Miles From Yarm Town  
Centre**

**The Property Takes Access Off Worsall Road  
And Stands In A Superb, Slightly Elevated Position Offering Truly Exceptional  
Panoramic Views Out To The Rear Over Surrounding Countryside**

**The Offering Of Tees View**

**Represents A Unique Opportunity To Acquire A Landed Rural Property In This  
Picturesque, Yet Highly Convenient Area Which Is Offered Superbly Appointed With  
Tremendous Scope For Extension Situated In Well Laid Out Grounds And Gardens With  
Adjacent Garth Offering Potential Building Plot Offered Together With A Quality  
Constructed Modern Range Of Agricultural Buildings Incorporating Six Bay Stable  
Block, All Weather Menage, Workshops And Associated Buildings again Offering  
Tremendous Potential for Conversion all subject to Purchasers Requirements and the  
Necessary Planning Permissions and offering Scope for a Number of Commercial  
Opportunities.**

**The Property extends to some 6 Acres or Thereabouts Comprising Grounds, Gardens,  
Hardstanding, Detached Buildings & 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 any Necessary Changes of Use or Planning  
Permissions.**

**Superb Potential for Caravan Club Site as the Property Sits in a Highly Sought After  
Semi Rural Area Close to a Number of Major Centres of Commerce but is Attractively  
Positioned in Open Countryside.**

## SITUATION

Yarm	2 miles	Teesside	12 miles
Northallerton	13 miles	A.19	5 miles
Darlington	11 miles	A.1	15 miles
Stokesley	8 miles		

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

The property sits in a superb elevated position enjoying stunning and panoramic views out over the attractive countryside which is well situated to the rear of the property. This area of North Yorkshire is particularly well situated for the North Yorkshire Moors National Park and is approximately an hour from the Coast at Whitby, Scarborough and Redcar. There is also good access to the North Yorkshire Dales.

The nearby town of Yarm offers an excellent range of amenities, services and shopping together with full and comprehensive range of educational and recreational facilities. There are excellent medical facilities at James Cook and Middlesbrough.

Further excellent facilities and amenities are available in a number of nearby market towns. The property is approximately five miles from the A.19 which links into the A.66 and further the A.1 trunk roads offering access to all centres of commerce via the main arterial road networks of the UK. There are main line train stations at Yarm, Northallerton and Darlington.

## AMENITIES

**Shopping** - market towns of Yarm, Northallerton and Darlington are all within easy reach.

**Schools** - the area is well served by good state and independent schools. Local primary schools at Yarm, Eaglescliffe. Comprehensive Schools at Yarm, Darlington, Northallerton, Stokesley and Richmond and independent schools at Yarm, Teesside, Darlington and Barnard Castle.

**Walking/Cycling** - The area is well served for attractive walking and cycling with some particularly attractive countryside to be found around this area and extending over towards the Hambleton and Cleveland Hills.

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

**Equine** - The property sits in an area with a good network of country lanes and bridle paths and is within the Cleveland Hunt country and within easy and convenient boxing distance of the Bedale, Bilsdale, Durham, York and Ainsty packs. Additionally there are equestrian centres in and around the area.

**Racing** - to be enjoyed at Sedgefield, Catterick, Ripon, York, Doncaster, Redcar and various other racecourses within travelling distance.

**International Airports** - Durham Tees Valley, (15 mins), Newcastle, Leeds/Bradford and Newcastle.

## DESCRIPTION

**Tees View** at Worsal Road, Yarm comprises a particularly well laid out and spacious superbly and immaculately presented two doubled bedroomed detached bungalow residence situated in a superb elevated position in a rural yet very accessible location with tremendous scope for extension subject to purchasers requirements and the necessary planning permissions.

At present there is planning permission to the rear of a substantial sun room with base already in situ and the property will be provided with those planning permissions.

The superb accommodation is complemented by mains gas central heating, sealed unit double glazing and is accessed via twin gates to front onto extensive block paved hardstanding for a number of vehicles with a separate access serving the land at buildings. The property enjoys attractive, well laid out grounds and gardens with an adjacent garth offering tremendous potential for a further dwelling subject to the planning permissions.

Detached from the house with its own access are an excellent range of traditional and modern agricultural buildings which would be suitable for a number of uses and have been used for a very successful livery business and would lend themselves to a small scale engineering, livestock, equine or potential conversion. Adjacent to the buildings is an all weather sand arena which has been used in conjunction with the owners personal use and the livery business.

The property is completed with mature paddocks and in all the property extends to some six acres or thereabouts and has tremendous potential for a number of uses.

In conclusion the offering of Tees Views represents a most unique opportunity to purchase a superbly positioned property with panoramic views out over the surrounding countryside with further development potential, a potential building plot and a good range of outbuildings suitable for numerous uses together with paddocks, grounds and gardens extending to some six acres very close to a very highly regarded, much sought after market town.

Early inspection is recommended to appreciate the property, its presentation and potential.

## ACCOMMODATION

Up brick step through hardwood front door into:

**Reception Hall**  
2.81m x 2.08m (9'3" x 6'10")

With an attractive tiled floor. Mini coved ceiling. Wall light point. Tiled step through inner front door into:

**Entrance Hall**  
4.88m x 1.79m (16' x 5'11")

Twin french doors into:

**Galleried Sitting Room**

**Upper Level**  
4.32m x 3.60m (14'2" x 11'10") max

With coved ceiling. Light point. Radiator. Large window to front. Galleried balustrade. Steps down to:

### **Sitting Room**

**4.32m x 4.52m (14'2" x 14'10")**

With a feature fireplace comprising stone plinth hearth and surround with brick backplate. Matching hardwood topped display stand with niches adjacent. Chimney breast alcove display niche. Double radiator. TV and telephone points. Sealed unit sliding patio doors out to rear patio and gardens with tremendous views out over the surrounding the countryside and across the property's land and buildings.

Off the Hallway is

### **Living Room**

**5.43m x 3.37m (17'10" x 11'1")**

Nicely delineated into sitting and dining areas with a central flagged hearth housing a wood burning stove. Centre light point. Double radiator. TV point. Lovely clear view window looking onto patio and gardens and across the land.

Door through to:

### **Kitchen**

**5.33m x 3.83m (17'6" x 12'7") max including entrance recess**

Double radiator. Fitted breakfast bar. Attractive range of beech fronted base and wall cupboards, granite effect work surfaces with double bowl single drainer sink unit with mixer tap. Wood panelled ceiling. Light points. Space and point for gas cooker. Space and point for additional appliance. Space and plumbing for dishwasher. Picture window with superb views. Radiator. Stable door to side. Archway giving access to:

### **Utility Area**

**1.74m x 1.90m (5'9" x 6'3")**

With space and plumbing for washing machine. Space for full height fridge freezer. Work surface and wall cupboard. Light point.

Archway to:

### **Inner Hallway**

**5.18m x 1.01m (17' x 3'4")**

Light point and double radiator. Cartwheel window.

### **Bedroom No. 2**

**2.40m x 3.30m (7'11" x 10'10")**

With fitted double wardrobes. Overbed store cupboards. Bedside cabinet. Shelf. Light point. Radiator.

### **Bedroom No. 1**

**3.27m x 5.71m (10'9" x 18'9")**

Picture window to front. Sliding patio doors to rear. Extensive fitted bedroom furniture. Two double radiators. TV point. Overbed twin light points. Door to:

### **En Suite Shower Room**

**2.44m x 1.39m (8' x 4'7")**

Fully tiled shower cubicle with step up drying area with a Mira Element mains shower and twin doors to front. Unit inset wash basin. Shaving mirror, socket and light. Matching WC. Heated towel rail. Light point.

### **Family Bathroom**

**2.81m x 1.77m (9'3" x 5'10")**

Tiled floor. Attractive off white suite comprising bath, fully tiled around with wall mounted Mira 88 mains shower. Folding screen. Light point. Inset wash basin. Bathroom cabinet. Shaver point. Duoflush WC. Double radiator. Extractor fan.

### **Grounds & Gardens**

The property is attractively situated in attractive grounds and gardens which are predominantly to the rear of the property with a good sized patio area opening out onto a good area of lawned garden with pegola shed and greenhouse. The present owners were in the process of constructing a sun room to the rear of the main living area and there is already a base laid.

Adjacent to the property is a small garth which offers potential for the building plot as mentioned in these details.

Access via a separate gate and driveway to:

### **OUTBUILDINGS**

**Steel Portal Framed Building – 7 bays – 105' x 30' (32m x 9.14m)**

All bays clad & roofed in fibre cement board 2x roof light per bay, concreted floors throughout. UPVC guttering & down pipes. Split into 3 areas;

#### **Workshop – 2 Bays (Southern end)**

Open front on one bay, with remaining walls block work to 1.75m and clad & roofed in fibre cement board

#### **Stables – 3 bays (Middle)**

Central bay entrance with double wooden sliding doors 15' wide. Row of 3x stables on either side of central passage.

#### **Open Fronted Storage – 2 bays (Northern end)**

Concrete throughout, plumbing for toilet with semi constructed WC, addition RSJ at front to allow for construction of internal wall and passageway to access toilet.

**Traditional wooden portal frame building with lean to  
13.41m x 18.29m (44' x 60')**

Lower fold yard with concrete floor with earth floored feed passage with doors either ends. Brick & block work walls to circa 2m with fibre cement uppers & box profile roof  
Upper level with earth floor (single bay concreted) block work lower walls with Yorkshire boarding to upper. Box profile sheet roof

**Lean to** with box profile roof sheets, open front & sides

**Arena 37.5m x18m**

Sand surfaced arena with membrane and fully drained, wooden fencing with solid lower boards

**The Land**

There are five paddocks all laid to grass and overall extending to some six acres or thereabouts. Mains water laid on to four paddocks the other of which is fed by a hose.

**Fields (South to North):**

Building Plot – 0.073Ha  
Top Field – 0.65Ha  
Isolation Field – 0.087Ha  
Middle Paddock – 0.247Ha  
Bottom Field – 1.1Ha

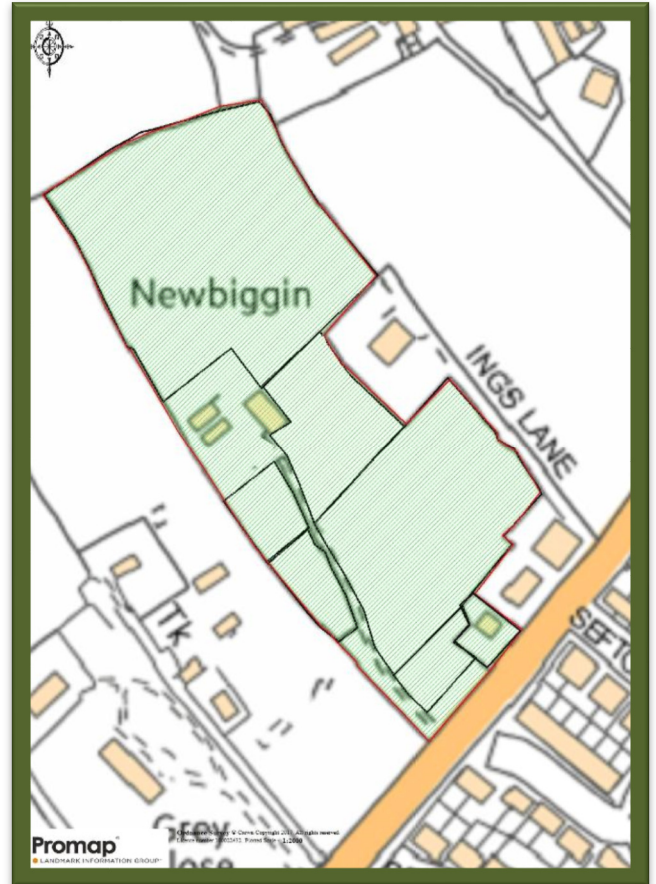
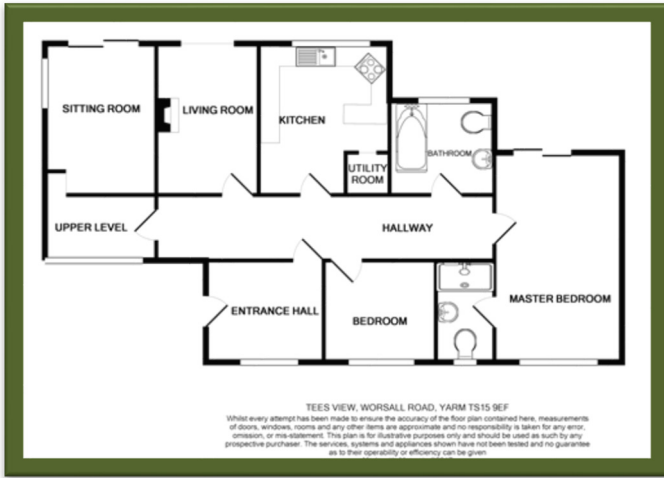
**GENERAL REMARKS & STIPULATIONS**

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

**SERVICES:** Mains water and electricity. Septic tank drainage. Mains Gas.

**CLAW BACK CLAUSE:** Should there be any residential development resulting in a new property then the Vendors reserve 50% of the uplift in value of said land and buildings. For the avoidance of doubt extension of the existing property would not come under this claw back clause.





#### 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.