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**Northallerton**  
**Estate**  
**Agency** 

**ORCHARD HOUSE**  
**THORNTON LE BEANS DL6 3SW**



**A Superbly Situated Traditional 4-Bedroomed Mid Terraced Property in Highly Sought After North Yorkshire Village Location**

- UPVC Sealed Unit D G / Oil Fired C H
- Great Scope for Updating & Modernisation
- Potential for Extension & Redevelopment
- PP's to Rear for Annexe to Main House
- Gardens to Front & Rear
- Detached Range of Out/Bldgs & Workshops

**New Price: Offers in the Region of: £300,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# Orchard House, Thornton le Beans DL6 3SW

## SITUATION

Thirsk	5 miles	A.1	10 miles
Northallerton	3 miles	York	30 miles
A.19	3 ½ miles	Teesside	22 miles
Richmond	17 miles	Darlington	18 miles
Yarm	17 miles	Ripon	16 miles

(All distances are approximate)

**Orchard House** at Thornton le Beans is very attractively situated in the centre of this very popular, much sought after and highly desirable rural village midway between Northallerton and Thirsk. The property stands on a good sized plot in a slightly elevated position with good sized grounds and gardens to front, a useful range of outbuildings with planning permissions to rear for annexe to the main house with hardstanding, lawned garden area, decking and garaging.

The property standing in a slightly elevated position does enjoy tremendous views out over the village and across surrounding countryside.

The village is particularly well placed being within easy reach of the A.1 and A.19 trunk roads offering easy access to the national motorway networks.

Within the village of Thornton le Beans is a good Public House and renowned Restaurant. The village, sitting as it does in this superb rural location offers tremendous scope for leisure activities utilising the quiet and scenic country lanes surrounding the village.

The local market towns of Northallerton and Thirsk are within convenient distance and offer a full and comprehensive range of recreational, educational and medical facilities together with good sporting facilities and leisure centres and extensive shopping. The property is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A1 and A19 trunk roads are both within easy access of the property and offer excellent communications and access into the main arterial road networks of the UK. International airports can be found at Durham Tees Valley (35mins), Leeds/Bradford, and Newcastle

## AMENITIES

**Shopping** – Market town shopping is available at Northallerton, Thirsk, Darlington, Yarm, Bedale and Richmond. The major centres at Teesside, Tyneside, York and Leeds are all readily accessible.

**Hospitals** – The Friarage Hospital is located approximately 4 miles away at Northallerton.

**Schools** - The area is well served by good state and independent Schools with local Primary schools available at Northallerton, South Kilvington & Thirsk. Comprehensive schools to be found at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Teesside High, Yarm, Ampleforth, and Queen Mary's at Baldersby.

**Shooting & Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park and close to local rivers and ponds.

**Racing** - Catterick, Ripon, Thirsk, York, Beverley and Doncaster.

**Golf** – Romanby at Northallerton, Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking, Cycling & Riding** – The area is served for walking and cycling and there is some particularly attractive countryside and scenery around the property.

## DESCRIPTION

**Orchard House** comprises a traditional four bedroomed mid terraced brick built with clay pantile roof village property which enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating.

Externally to the front the property enjoys a good sized garden laid predominately to lawn with attractive shrub borders all nicely arranged behind hedged boundaries and stone wall providing for a high degree of privacy and enjoying a gated access out onto the minor road through the village. To the rear there is an extensive area of concrete hardstanding and turning area suitable for a number of vehicles, a lawned garden area, a rear decking and pergola area. It additionally has a detached garage and a detached range of former stables, garaging and workshops which enjoy the benefit of planning permission for an annexe to the main house. It is considered that there may be additional potential to apply for a separate dwelling to the rear on the grounds and gardens. Access from the side is via a concrete driveway.

Internally the property enjoys well laid out and spacious four bedroomed family accommodation suitable for a host of residential layouts and with tremendous scope for updating, modernisation and extension subject to purchasers requirements and the necessary planning permissions.

The offering of Orchard House provides an opportunity for the discerning purchaser to acquire a substantial village residence with tremendous scope and the benefit of future potential together with planning permission.

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

## ACCOMMODATION

Under a covered entrance and in through front door to:

### Entrance Vestibule

**1.42m x 1.01m (4'8" x 3'4")**

Stairs to first floor. Door to Sitting Room. Door to:

### Dining Room

**3.60m x 5.20m (11'10" x 17'1") max into bay**

Feature fireplace comprising mahogany surround and mantle shelf. Tiled hearth and inner. Open grate. Built in chimney breast alcove, leaded glass fronted display cabinet. Ceiling light point. Two wall light points. Double radiator. Wall mounted Dimplex heater. Telephone point. Door to:

### Rear Hallway

**1.77m x 0.96m (5'10" x 3'2")**

With door to understairs store cupboard. Archway through to:

### Living Room

**4.29m x 3.27m (14'1" x 10'9")**

Centre ceiling light point. Double radiator. Archway through to Kitchen. Feature fireplace comprising mini brick surround with inset open grate and quarry tiled hearth. Chimney breast alcove shelving. Door to:

### Snug/Study

**2.13m x 2.99m (7' x 9'10") max**

Radiator. Ceiling light point.

### **Sitting Room**

**5.59m x 3.73m (18'4" x 12'3") max into bay**

Three wall light points. TV point. Radiator. Telephone point. Feature fireplace comprising stained and polished light mahogany surround with a cut marble backplate and hearth. Former open grate. Mahogany french doors through to:

### **Breakfast Kitchen**

**4.44m x 3.25m (14'7" x 10'8")**

With a ceiling light point. Rear upper etched glass panel UPVC sealed unit double glazed door to outside. Good range of beech fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer moulded sink unit with mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Built in eye level fridge with unit matched door to front. Space and point for electric cooker. Unit matched glass fronted, glass shelved upper illuminated display cabinet. Breakfast bar with double radiator.

**Stairs to First Floor** with mahogany balustrade leading up to:

**First Floor Landing** with step up to:

### **Bedroom No. 1**

**4.49m x 3.78m (14'9" x 12'5")**

Ceiling light point. Double radiator. Overbed light pull. TV point. Views onto front garden.

### **Bedroom No. 2**

**3.32m x 4.52m (10'11" x 14'10")**

Ceiling light point. Double radiator. Recessed dressing table area with storage area beneath. Views onto front garden.

### **Main Landing**

**2.69m x 0.76m (8'10" x 2'6")**

Airing cupboard. Ceiling light point.

### **Bedroom No. 3**

**3.30m x 3.20m (10'10" x 10'6")**

With fitted range of wardrobes and cupboards. Radiator. Telephone point. Ceiling light point.

### **Bedroom No. 4**

**2.13m x 3.20m (7' x 10'6")**

Ceiling light point. Radiator.

### **Shower Room**

**2.35m x 1.64m (7'9" x 5'5") max**

Double cubicle with sliding doors to front. Mains Grohe shower. Fully tiled shower cubicle. Unit inset wash basin with cupboard storage beneath. Tiled around. Ceiling light point. Wall mounted Myson heated towel rail.

### **Separate WC**

**2.33m x 0.81m (7'8" x 2'8")**

Low level WC. Light point. Window to rear.

## **OUTSIDE**

### **Former Garage & Store**

**3.71m x 2.23m (12'2" x 7'4")**

Brick and pantile roof. Concrete floor. Beamed ceiling and light point. At present it houses the Worcester Heatslave 15/19 oil fired central heating boiler. Light and power.

### **Former Garage**

**2.10m x 3.81m (6'11" x 12'6")**

Now utilised as oil storage tank room. Part concrete floor. Wattle and daub ceiling. Light point. Twin wooden doors to front.

## **Block Stabling**

### **First Stable**

**2.56m x 3.71m (8'5" x 12'2")**

Brick built with corrugated roof. Concrete floor. Light point. Original trough.

### **Stable**

**2.76m x 3.73m (9'1" x 12'3")**

Concrete floor. Corrugated ceiling. Light point.

### **Large Stable**

**4.32m x 3.68m (14'2" x 12'1")**

Concrete floor. Corrugated ceiling. Central divide. Light.

### **Greenhouse**

**2.44m x 1.83m (8' x 6')**

Aluminium and glass.

### **Car Port**

**4.77m x 3.47m (15'8" x 11'5")**

On brick base with wooden beaming and corrugated to two sides, wooden slats to the other with a corrugated ceiling. Concrete floor. Open to the front.

### **Gardens**

To the front the property enjoys a good sized garden laid predominately to lawn with attractive shrub borders all nicely arranged behind hedged boundaries and stone wall providing for a high degree of privacy and enjoying a gated access out onto the minor road through the village. To the rear there is an extensive area of concrete hardstanding and turning area suitable for a number of vehicles, a lawned garden area, a rear decking and pergola area.

## **GENERAL REMARKS & STIPULATIONS**

**VIEWING** – By appointment through Northallerton Estate Agency – Tel: (01609) 771959

**SERVICES** - Mains Water, Electricity and Oil Fired Central Heating.

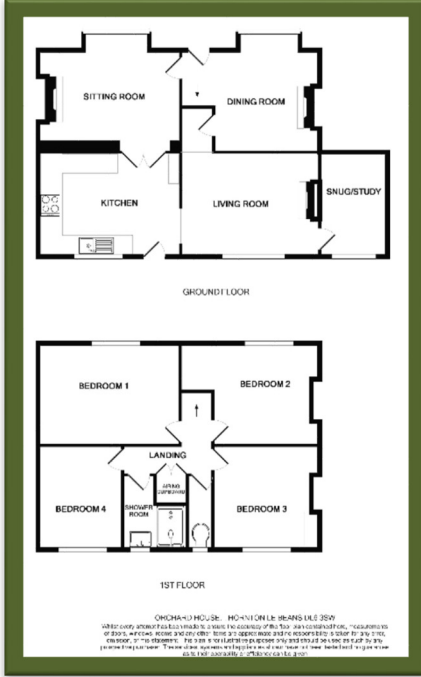
**TENURE** - Freehold with Vacant Possession upon Completion.

**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 **£1591.83**.

**PLANNING** – Application No: 16/01306/FUL – Proposed alterations to part of the existing domestic outbuilding to form an annexe.





**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.
- 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.