

**YE OLDE FORGE**  
**STREETLAM, NORTHALLERTON DL7 0AH**



**A Particularly Well Laid & Very Spacious 3-Bedroomed Bungalow Residence in  
Superb Rural Position with Grounds, Gardens & Paddocks Extending to an  
Acre or Thereabouts**

- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- 3 Double Bedrooms
- Double Glazed Conservatory
- Detached Garage with Hardstanding
- Useful Paddock Extending to 0.84 Acre

**Offers in the Region of £325,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# Ye Olde Forge, Streetlam, Northallerton DL7 0AH

## SITUATION

Cowtons	4 miles	Danby Wiske	1 ¾ miles
Yafforth	4 miles	Great Langton	2 ½ miles
Northallerton	5 miles	Richmond	12 miles
Darlington	15 miles	Bedale	10 miles
A.19	9 miles	A.1	8 miles

**Ye Olde Forge at Streetlam** is situated off the B.6271 on the Streetlam to Danby Wiske Road. The property sits in an area of particularly attractive countryside on the edge of the quiet yet very accessible village at Streetlam with views to front and rear over attractive open rolling countryside.

The property is ideally situated in a picturesque rural village within easy reach of Northallerton, Darlington, Richmond and surrounding centre of commerce. The village is well placed in relation to the thriving market towns of Northallerton, Bedale and Richmond where a full and comprehensive range of educational, recreational and medical facilities can be found plus weekly markets and varied shopping. The village is in easy reach of the adjacent village of Danby Wiske where there is a thriving village pub/restaurant and church. The property is well situated within easy reach of the A.1 and A.19 trunk roads which provide good access to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within easy travelling distance and providing excellent links into the main arterial road networks of the UK.

## AMENITIES

**Shooting & Fishing** – The property is attractively placed 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.

Additionally the property is within an hour's travelling distance of the Coast at Whitby, Scarborough and Redcar where excellent additional leisure facilities and activities are to be found.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

**Communications** – The A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside (20 minutes), York, Leeds and the surrounding centres of commerce via the main arterial road networks of the UK including linking into the A.66 trunk road.

There are main line Train Stations at Northallerton, Thirsk and Darlington on the East Coast main line route bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (25 mins), Newcastle, Leeds/Bradford and Manchester.

**Schools** – The area is well served by good state and independent schools. A number of local Primary Schools within Northallerton and in the surrounding villages. Local comprehensive schools can be found at Northallerton, Bedale and Richmond, whilst independent Schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth, Barnard Castle and Queen Mary's at Baldersby.

**Equine** - The property sits in an area with good hacking and a good system of bridle ways. It is within the Hurworth Hunt country.

Within the Northallerton area there is a useful Leisure Centre with leisure pool, a good system of cycle ways, local football club, local rugby club and Golf can be enjoyed at three courses within 8 miles of the property.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

## DESCRIPTION

**Ye Olde Forge** comprises a brick built with pantile roof 3-bedroomed semi-detached bungalow residence which was originally converted from the former forge at Streetlam. The property has enjoyed a substantial extension to rear and now enjoys particularly well laid out and very spacious three double bedroomed accommodation with a particular feature being the large spacious, very light and airy dual aspect sitting room which enjoys separate dining room and double glazed conservatory to rear. The property retains substantial potential for extension both to the rear and above subject to purchasers' requirements and any necessary planning permissions.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. It has tremendous scope for updating, modernisation and as mentioned extension.

Externally the property is approached onto an extensive tarmac hardstanding for a number of vehicles and enjoys the benefit of a detached garage and workshop with adjacent lean to. There is tremendous scope adjacent to the garage to provide for further garaging or outbuildings and the property enjoys a plot which would readily accommodate larger storage facilities. The property has lawned gardens to side adjacent to the hardstanding and additionally to rear where there are lawned gardens with flagged seating areas and space and base for shed. To the rear the property opens up via pedestrian gate to a paddock extending to 0.84 acre within which there is a former deep litter house offering potential for field shelter or workshop and the rear paddock enjoys a separate gated access off a minor road.

The offering of Ye Olde Forge at Streetlam presents an all too rare opportunity for the discerning purchaser looking for a substantial bungalow residence set in grounds with useful paddock and outbuilding offering scope for workshop, storage etc.

Early inspection recommended to fully appreciate the property, its position and potential. Viewing Strictly by Appointment Only.

## ACCOMMODATION

In from the front under covered entrance with quarry tiled floor, flush ceiling light point. Recessed etched and leaded glass door into:

### Entrance Hall

**3.78m x 1.74m (12'5" x 5'9")**

With double radiator. Ceiling light point. Attic access. Telephone point. Archway giving access to an Inner Hallway, kitchen and bedrooms. Door to:

### Sitting Room

**5.15m x 5.49m (16'11" x 18') max into bay to front**

Low level double radiator. Dual aspect with a feature fireplace comprising Adams style moulded surround with a tiled inner surround, backplate and hearth and a hearth mounted cast grate with matching hood over. Display mantel shelf above. Two windows to side. TV point. Four

wall light points. Internal full height single glazed sliding doors through to:

#### **Dining Room**

**4.23m x 3.30m (13'11" x 10'10")**

Dual aspect. Centre light point. Sliding door from the kitchen. Aluminium double glazed sliding doors out to the:

#### **Conservatory**

**2.64m x 2.61m (8'8" x 8'7")**

With full height UPVC sealed unit double glazed french doors out to garden. Glazed to three sides with upper panels are etched glass. Brick base with a tiled floor. Thermalactic ceiling. Power points. Nice view out onto gardens and across the land.

#### **Kitchen**

**4.11m x 3.32m (13'6" x 10'11")**

With a range of fitted base and wall cupboards, beech effect work surfaces with inset single drainer, single bowl, stainless steel sink unit with mixer tap. Unit inset four ring Ceteran electric hob. Europa Credaplan double oven and grill. Phillips extractor over hob. Tiled splashbacks. Two light point. Double radiator. Sliding door through to:

#### **Boiler Room & Utility**

**3.15m x 1.79m (10'4" x 5'11")**

With fitted base unit with work surfaces. Space and plumbing for washer. Space for fridge freezer. Built in useful cupboard. Floor mounted Worcester oil fired central heating boiler. Light point. Power points. Double glazed door leading to outside.

#### **Inner Hallway**

**6.87m x 0.93m (22'7" x 3'1")**

Recessed display alcove with wall light over. Double radiator. Centre light point.

#### **Bedroom No. 1**

**4.74m x 3.86m (15'7" x 12'8") max into recessed doorway**

Pedestal wash basin with tiled splashback. Shaver light and socket. Overbed light pull. Centre light point. Radiator.

#### **Bedroom No. 2**

**4.42m x 4.18m (14'6" x 13'9")**

With wall length built in wardrobes with sliding doors to front with hanging and storage. Radiator. Ceiling light point. Overbed light pull and light.

#### **Bedroom No. 3**

**2.66m x 3.98m (8'9" x 13'1")**

Radiator. Light point.

#### **Bath/Shower Room**

**3.01m x 2.35m (9'11" x 7'9")**

Fully tiled shower cubicle with pivoted glass door. Mira 88 mains shower. Flushed mounted ceiling light point. Coloured suite comprising low level panelled bath, matching pedestal wash basin and slimline cistern WC. Half tiled walls. Wall mounted shaver, light, socket and mirror. Radiator with towel rail over. Built in airing cupboard housing plinth mounted lagged cylinder with immersion heater and shelved storage over.

#### **Off the Inner Hallway is Inner Recessed Hallway**

**1.03m x 0.93m (3'5" x 3'1")**

Built in shelved linen cupboard and access to:

#### **Separate WC**

**1.34m x 1.79m (4'5" x 5'11")**

Coloured suite comprising pedestal wash basin, matching WC with slimline cistern. Tiled splashback to wash basin. Light point.

## **OUTSIDE**

Externally the property is approached onto an extensive tarmac hardstanding for a number of vehicles and enjoys the benefit of a detached garage and workshop with adjacent lean to. There is tremendous scope adjacent to the garage to provide for further garaging or outbuildings and the property enjoys a plot which would readily accommodate larger storage facilities. The property has lawned gardens to side adjacent to the hardstanding and additionally to rear where there are lawned gardens with flagged seating areas and space and base for shed. To the rear the property opens up via pedestrian gate to a paddock extending to 0.84 acre within which there is a former deep litter house offering potential for field shelter or workshop and the rear paddock enjoys a separate gated access off a minor road.

#### **Detached Concrete Section Garage**

**4.88m x 7.32m (16' x 24")**

Electrically operated up and over door. Concrete floor. Built in workbench. Light and power. Part of it is partitioned for inner office. Separate pedestrian access.

#### **Adjacent Lean to Store**

**6.85m x 2.84m (22'6" x 9'4")**

Block built. Corrugated roof with inset clear light. Light and power. Concrete floor.

## **THE LAND**

Paddock land having a mix of post and rail, post and rylock and hedged boundaries. Field shelter. At the bottom of the field is a gated access off the road.

#### **Former Deep Litter House / Field Shelter**

**3.66m x 5.49m (12' x 18")**

On a concrete base with block lower walls and twin wooden doors to front.

#### **Shed**

**1.93m x 3.88m (6'4" x 12'9")**

Built on a concrete base.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

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

### **SERVICES**

Mains Water and Electricity. Septic tank drainage. Oil fired central heating.

### **TENURE**

Freehold with Vacant Possession upon Completion

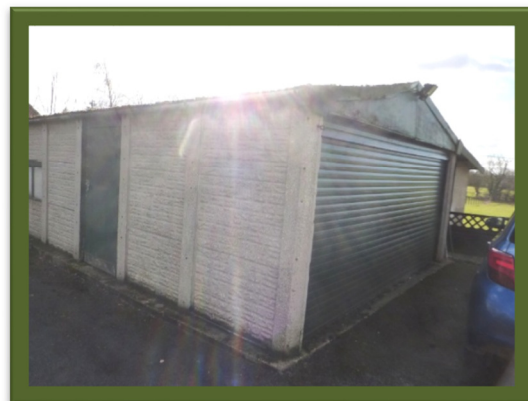
### **LOCAL AUTHORITY**

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 **E**. The current annual charge is **£1955.22**.





#### 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.
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- 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.
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