

S.4641

Northallerton
Estate
Agency 

HIGH MOOR STREETLAM, NORTHALLERTON DL7 0AH



An Attractively and Conveniently Situated Smallholding Extending to some 7 Acres or Thereabouts in Superb Rural Position with Detached Substantial 3-Bedroomed Bungalow Residence with Associated Grounds & Gardens, Potential Adjacent Building Plot, Detached Range of General Purpose Agricultural & Livestock Outbuildings with Panoramic Views over the Surrounding Countryside.

Substantial 3-Bedroomed Bungalow
With Scope for Extension & Refurbishment
Well Laid Out Grounds, Gardens & Orchard
Adjacent Garth Offering Potential for Building Plot

Detached Range of Modern Agricultural Buildings
7 Acres or Thereabouts of Land Laid to Grass
Superb, Quiet Rural Position
Conveniently Situated for Major Centres of Commerce

Price: Offers in the Region of £525,000

High Moor, 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

High Moor 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. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar where further leisure activities are available.

DESCRIPTION

High Moor at Streetlam comprises:

Particularly well laid out and spacious, attractively presented three double bedroom detached bungalow residence situated in a generous plot in a rural, yet very accessible location with tremendous scope for extension and refurbishment subject to purchasers requirements and the necessary planning permissions.

The generous accommodation is complemented by oil fired central heating, wooden leaded sealed unit double glazing and the property is accessed from the front through five bar wooden gate with separate pedestrian gate to side leading into the rear of the property and also to the buildings and giving access to the land. The property is brick and cobble built.

The property enjoys well laid out grounds and gardens with a garth to the side offering future potential building plot subject to purchasers' requirements and any necessary planning permissions but presently provides substantial grounds, gardens and orchard for the property. To the left hand side of the driveway the property has a separate small garden which has previously been a vegetable garden and is presently given over to storage, chicken run and small vegetable plot. To the rear the property enjoys an area of chippings suitable for hardstanding or seating with a flagged walkway to the rear door and the this extends across the rear of the property where there are shrub borders providing a nice backdrop to the property. There is a further flagged seating area and as mentioned the rear gardens are lawned running up to the boundary with the farmyard. At present within the garden is a useful building presently used for storage and gardening implements.

The property is complemented by a good range of modern general purpose agricultural buildings which could be utilised for a host of commercial, agricultural, horticultural or equine enterprises. The property is completed with a good sized grass field to the rear which extends to some six acres or thereabouts and overall the site extends to some seven acres or thereabouts.

The offering of **High Moor at Streetlam** presents an all too rare opportunity for the discerning purchaser looking for a well positioned smallholding which enjoys the benefit of a substantial detached bungalow with scope for development with a good range of general purpose agricultural buildings and a nice square block of land in a quiet, yet very convenient rural position.

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

Viewing is strictly by appointment only through the selling agents.

ACCOMMODATION

In through wooden front door with upper and lower double glazed etched glass leaded panels into:

Living Kitchen **6.32m x 5.18m (20'9" x 17')**

Nicely delineated into kitchen and living areas with the kitchen having a nice range of base and wall cupboards with brushed steel door furniture. Wood effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Work surface inset Baumatic K ceran four ring electric hob with brushed and glass oven beneath. Space and plumbing for washer. Space and plumbing for dishwasher. Tiled splashbacks. Brushed steel extractor over hob. Two ceiling light points. Terracotta tiled floor. Door to:

Pantry **1.69m x 0.96m (5'7" x 3'2")**

With terracotta tiled floor. Power points.

Living / Dining Area

Continuation of terracotta tiled floor. Beamed ceiling. Picture window to front. Radiator. Chimney breast with a stone surround cut slate hearth and mantel shelf and inset open grate. Centre ceiling light point. Door to Sitting Room

To the rear of the Kitchen is a UPVC sealed unit double glazed door with upper clear glass panel leading out to the rear.

Sitting Room **6.20m x 3.96m (20'4" x 13')**

Running front to rear and having double and single radiator. Windows to three sides. Central fireplace with beamed surround. Quarry tiled hearth. Brick kerb. Exposed cobbled wall to rear and hearth mounted Stovac multi burning stove. Four wall light points. Two ceiling light points. Double and single radiators. TV point. Telephone point. Sky Point.

Off the Living Kitchen Area is multi paned glass door to:

Inner Hallway **4.44m x 0.98m (14'7" x 3'3")**

Ceiling light point. Radiator. Attic access. Also giving access to:

Bedroom No. 2 **4.29m x 2.89m (14'1" x 9'6") max into wall length wardrobes**

Ceiling light point. Radiator. Window to front. Upper glazed window to rear giving light to hallway.

Off Inner Hallway is:

Rear Hallway **3.71m x 0.91m (12'2" x 3')**

With a rear entrance **2.10m x 1.47m (6'11" x 4'10")** off it.

Two ceiling light point. Radiator. Attic access. Rear door with upper and lower double glazed etched glass leaded panels with matching leaded double glazed etched glass panel to side. Access to:

Bedroom No. 3 **3.40m x 3.01m (11'2" x 9'11")**

Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 1 **5.94m x 3.01m (19'6" x 9'11") plus built in double wardrobe**

Running front to back with windows to three sides. Double radiator. Nice views onto garden areas. Two ceiling light point. Overbed light pull.

Bathroom **3.96m x 1.69m (13' x 5'7")**

With white suite comprising enamelled bath with panel. Mains drench shower over bath with fitted shower screen. Pedestal wash basin. Duoflush WC. Tiled floor. Two ceiling light points. Inset shelved linen store. Radiator. Shaver socket. Mirror fronted bathroom cabinet.

OUTSIDE

Gardens

To the left hand side of the driveway the property has a separate small garden which has previously been a vegetable garden and is presently given over to storage, chicken run and small vegetable plot. To the rear the property enjoys an area of chippings suitable for hardstanding or seating with a flagged walkway to the rear door and the this extends across the rear of the property where there are shrub borders providing a nice backdrop to the property. There is a further flagged seating area and as mentioned the rear gardens are lawned running up to the boundary with the farmyard. At present within the garden is a useful building presently used for storage and gardening implements.

Building

7.18m x 3.35m (23'7" x 11')

Wooden built on a concrete base. Light and power. Pedestrian door at the front.

Proceeding from the driveway there is access to a good sized farmyard to the rear. There is a concrete hardstanding area which fronts onto:

Agricultural Building

18.29m x 6.40m (60' x 21')

Formerly used as beast housing. Metal portal frame with concrete floor. Twin gates to one end, gated to the other end with attached:

Lean Tos:

18.29m x 9.14m and 18.29m x 6.10m (60' x 30' and 60' x 20')

The larger is laid out to beast housing with block walls with upper plank boarding and open to front. The smaller one is open to front with concrete floor, concrete block walls and upper plank boarding.

Across the rear is a continuation of the concrete yard giving access to:

General Purpose Agricultural Building

22.86m x 8.84m (75' x 29')

Open fronted. Steel portal framed, Monopitched roof. Block walled with upper space boarded walls having corrugated with inset clear panels. Presently has two bays with block walls, open to remainder are four bays with beast gating to front. Water supply.

Off concrete path is:

General Purpose Building

13.11m x 22.86m (43' x 75')

Presently used for hay and straw storage. With earth and chipped floor. Upper space boarding to one end and side, open to 1 ½ sides and bottom.

Gated access through to:

Land

The land is at present laid to pasture with hedged boundaries to three sides backed up with some post and rylock, post and rail fencing. It extends to some six acres or thereabouts and has a coral in one corner.

Coral

Post and rail with gated front.

Rear Lean To

3.25m x 2.35m (10'8" x 7'9")

Presently used for log and wood storage. Light. There is an electricity line running across with one pylon in the hedge and one in the middle.

GENERAL REMARKS & STIPULATIONS

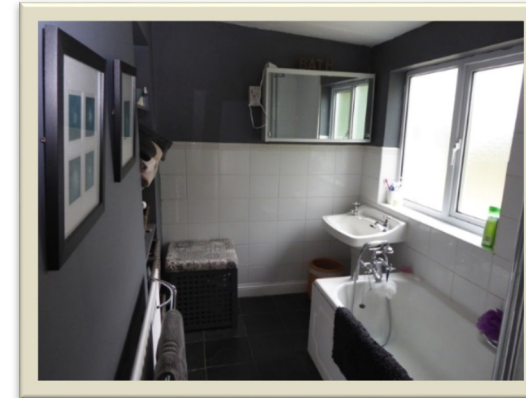
VIEWING - Strictly by appointment through Northallerton Estate Agency – Tel (01609) 771959.

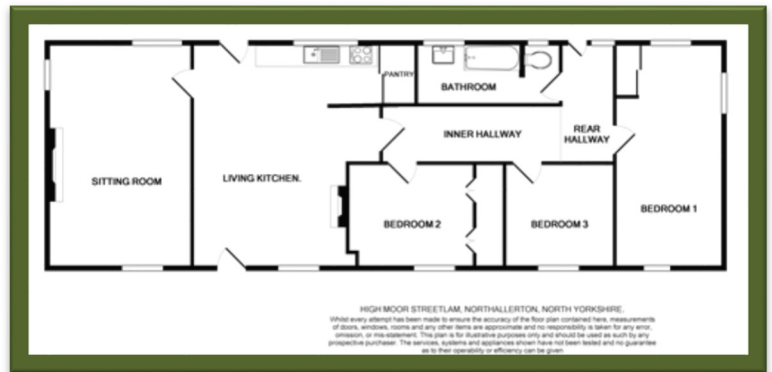
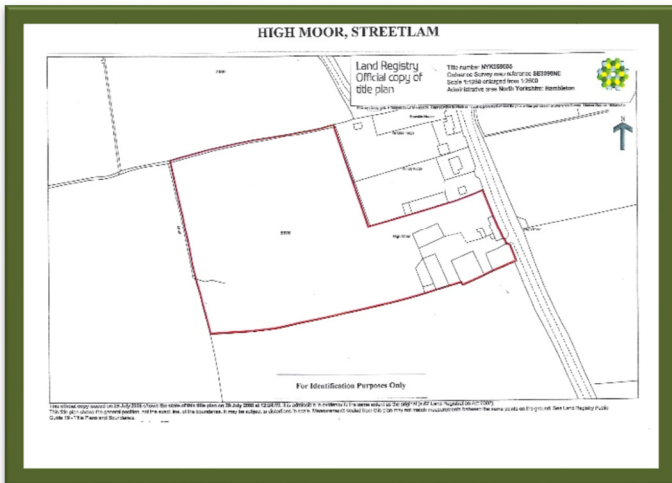
SERVICES – Mains Water, Electricity, Septic Tank Drainage. Oil Fired Central Heating.

TENURE – Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY – Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977

COUNCIL TAX BAND – The Council tax band is **E**. The current annual charge is **£2049.66** per annum.





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 important 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.