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

## **4 WEST END**

### **OSMOTHERLEY, NORTHALLERTON DL6 3AA**



**An Immaculately Appointed & Equipped Village Café with Luxury Accommodation over in Highly Sought-After North Yorkshire Village Location on the Edge of the North Yorkshire Moors**

- Envious South Facing Position
- Scope to Expand the Business
- Scope to Provide Separate Tea Room & Letting Unit
- Garden by Separate Negotiation
- Sought After Work/Life Opportunity
- Grade II Listed
- Offered as Going Concern

**Offers in the Region of: £450,000**  
**NO ONWARD CHAIN**

# 4 West End, Osmotherley, Northallerton DL6 3AA

## SITUATION

|               |          |           |          |
|---------------|----------|-----------|----------|
| Northallerton | 8 miles  | A.19      | 1 mile   |
| Teesside      | 15 miles | Thirsk    | 8 miles  |
| A.1           | 10 miles | Yarm      | 12 miles |
| Leeds         | 40 miles | Newcastle | 40 miles |
| Stokesley     | 10 miles | York      | 33 miles |

(All distances approximate)

**4 West End, Osmotherley** enjoys a premier position in this stunning and popular, highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages in the area nestling as it does at the foot of the Hambleton Hills with excellent access to the A.19 and A.1 trunk roads and within easy commuting distance of Teesside, York, Northallerton and Thirsk, Leeds, Newcastle and surrounding areas and representing a go to location for those wishing to enjoy the delights of the North Yorkshire Moors.

The property is situated in the centre of the village and its position enables it to take full advantage of all village amenities surrounding its excellent trading position whilst being a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors.

The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended.

Local services can be found within Osmotherley itself, including shop together with a well-respected primary school, Restaurant and public house and the café which is offered for sale. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market towns of Stokesley and Northallerton, the County Town of North Yorkshire is only a 10-minute drive away.

Whilst being able to enjoy a very pleasant rural position, the property enjoys close proximity to the A19 which puts it within comfortable commuting distance of Teesside, Yarm, York, Leeds, the A.1 and A.66 and road network beyond. The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 ½ hours travel time. Additionally, via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

## DESCRIPTION

**4 West End** comprises a stone built with clay pantile roof substantial terraced property in the heart of this highly sought after and very desirable North Yorkshire village which is currently run as a highly successful café with residential accommodation over. The property enjoys the benefit of gas fired central heating and has sash windows and accommodation arranged over three storeys.

The property at present is arranged on the ground floor as a highly successful café with associated serving area and café seating area which also takes advantage of the adjacent cobble to the front which has previously been subject to a peppercorn rent. To the rear of the café area is a good-sized additional room which could subject to purchasers' requirements and any necessary changes to planning permissions provide for additional café space. Completing the ground floor area adjacent to the café is a kitchen area and store. There are back stairs from the ground floor to an office and separate WC currently utilised by the café staff. Main stairs from the ground floor lead up to the first floor where previously there was three bedroomed accommodation which under the present ownerships has been converted to provide a large open plan living area with central archway giving scope for sitting and dining rooms with adjacent archway through to quality fully fitted kitchen with a host of quality appliances, and completing this floor is a large bathroom with quality fitted suite and large airing cupboard and linen store.

Stairs lead up from the landing to the second floor where there is a super master bedroom suite comprising substantial bedroom space with exposed beams and velux roof light providing a nice degree of natural light and an inner hallway giving access to dressing room and quality fully fitted luxurious shower room.

## PROPERTY INFORMATION

### Café

The café at present has permission for opening hours of 9am – 6pm seven days a week with 24 covers internally and there is considered tremendous scope to utilise the rest of the ground floor to provide for a larger café subject to suitable permissions.

At present there are no business rates payable as the business is considered a small rural business.

Council tax is payable for the residential accommodation.

Internally it is considered the property is capable of re-organisation to provide 3-bedroomed accommodation on the upper two floors potentially with a sitting room downstairs as an alternative to extending the café. Informal enquiries have been made with regard to a new doorway to the rear of the property and it is considered that building consents would be forthcoming. This will provide potential for café and separate letting unit subject to purchasers' requirements. The property enjoys at the rear a vehicular and pedestrian right of way which also gives access to a detached garage which has tremendous scope for potential conversion subject to the necessary planning to provide additional accommodation, workshop, offices subject to purchasers' requirements. The property additionally does enjoy a detached garden area which will be offered by separate negotiation with the purchaser of 4 West End given priority to purchase before the garden is offered to other interested parties within the village.

The offering of **4 West End** provides an all too rare opportunity to acquire a substantial village centre property in highly sought-after North Yorkshire Village offering scope for a work/life opportunity, potential to provide two business units or for re-conversion to a substantial family house. Early inspection recommended to fully appreciate the property, its potential and presentation.

## AMENITIES

**Racing** – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

**Golf** - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking & Cycling** – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

**Sport & Leisure Centre** – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is a renowned local hospital situated within Northallerton.

**Schools** – the area is well served by good state and independent Schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Local Primary School at Osmotherley. Additional Primary Schools available in surrounding villages, Stokesley, Northallerton and Thirsk. Independent Schools include Polam Hall (Darlington), Teesside Preparatory and High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle and Ripon.

## **ACCOMMODATION**

In up stone step through hardwood front door with upper clear glass lights and twin clear glass multi paned windows to the side into:

### **Café Area**

**4.03m x 7.06m (13'3" x 23'2") max**

Quarry tiled floor. Inset ceiling light spots. Two ceiling light points. Feature fireplace comprising cut slate and marble surround and mantel shelf with an internal cast grate with tiled reliefs. Seven wall light points. Fitted marble topped serving bar with matching work surface to rear beneath which are fridges and freezers. Numerous power points. Window. Telephone point. Door at the rear leads to:

### **Rear Hallway**

**3.68m x 1.01m (12'1" x 3'4")**

Providing access to a stable door. Built in storage cupboards with shelving over. Wall mounted electric heater. Tiled floor area off to the left. Continuation of the hallway 3' x 8' presently utilised as access to kitchen area with useful understairs space for appliances etc. with plumbing for washer. Stairs to first floor. Door to:

### **Ground Floor Sitting Room**

**5.03m x 3.55m (16'6" x 11'8")**

Wood laminate floor. Feature fireplace comprising cut stone surround and backplate with a tiled hearth. Hearth mounted Sedern multi burning stove but also provides for hot water and heating. Built in chimney breast alcove store cupboard. Inset ceiling light spots. Telephone and BT Openreach points. Picture window with views over rear access.

### **Preparation Kitchen**

**2.54m x 2.33m (8'4" x 7'8")**

With a continuation of the tiled floor. Fitted out with stainless steel catering equipment extending to large industrial sink with drainer, five ring brushed steel and glass SMEG hob over oven. Corner prep sink. Stainless steel industrial fridge. Numerous power points. Inset ceiling light spots. Window. Xpelair extractor.

**Back Stairs to First Floor** with picture window and leading up to:

### **WC**

**1.67m x 0.86m (5'6" x 2'10")**

With slimline cistern WC. Pedestal wash basin. Flush mounted light point. Extractor. Tile effect floor.

Door off Landing to:

### **Office**

**1.72m x 2.20m (5'8" x 7'3")**

With flush mounted light point. Power points and TV point.

### **Main Stairs to First Floor**

With picture window leading up to:

### **Main First Floor Landing**

**2.00m x 0.96m (6'7" x 3'2")**

Ceiling light point. Stairs to Second Floor. Twin doors to:

### **Open Plan Living Area & Kitchen**

Currently divided into sitting, dining and kitchen areas which could subject to purchasers' requirements and necessary building regulations be returned to bedroom space currently extend to:

#### **Sitting Room**

**3.10m x 3.66m (10'2" x 12')**

With radiator. Centre light point. Five-amp lamp points. Windows overlooking centre of Osmotherley. Archway through to:

#### **Dining Room**

**3.71m x 3.66m (12'2" x 12')**

With centre light point. Double radiator. Power points. Five-amp light points. Window overlooking centre of Osmotherley. At the rear of this room is an archway through to:

#### **Fully Fitted Kitchen**

**3.57m x 2.54m (11'9" x 8'4")**

With quality fitted kitchen comprising good range of base and wall cupboards in white with wrought iron door furniture topped with granite effect work surfaces with inset 1 ½ bowl single drainer enamelled sink unit with quality mixer tap over. Unit inset five ring Lamona gas hob. Built in Lamona electric double oven and grill. Harlequin tiled splashbacks. Built in Bosch dishwasher with unit matched door to front. Built in eye level Bosch fridge with freezer compartment. Built in wine fridge. Ceiling light spot.

#### **Bathroom**

**3.52m x 1.93m (11'7" x 6'4")**

With built in extensive airing cupboard having lagged cylinder with immersion heaters. Shelved storage over and to the side. Step up to main bathroom with white suite comprising panelled bath, fully tiled around with a fitted shower screen and having mixer tap with shower attachment over. Wash basin with mixer taps. Duoflush WC. Wood laminate effect flooring and inset ceiling light spots. Picture window – half opaque.

**Stairs to Second Floor** have painted balustrade and spindles leading up to:

## **Second Floor Master Bedroom Suite**

### **Master Bedroom**

**4.49m x 5.84m (14'9" x 19'2") max overall**

With painted beaming. Inset ceiling light spots. Velux roof light. 5-amp light. Overbed recess with light. Undereaves storage. Windows. Archway through to:

### **Small Inner Hallway & Dressing Room**

**1.83m x 2.81m (6' x 9'3")**

Fitted with hanging rails and undereaves storages. Ceiling light point. Door into:

### **Shower Room**

**3.07m x 1.72m (10'1" x 5'8")**

Tile effect floor. Fully tiled walls. Corner shower cubicle with thermostatically controlled mains shower. Curved door fronted cubicle. Inset ceiling light spots. Ceiling mounted drench shower. Wall mounted shower attachment. Wash basin. Duoflush WC. Inset ceiling light spots. Velux roof light giving good natural light. Radiator. Heated towel rail.

## **OUTSIDE**

### **Garage**

**4.79m x 4.62m (15'9" x 15'2")**

Stone built with pantile roof. Twin wooden doors to front. Side window. Concrete floor. Light and power. Mezzanine storage. Tremendous scope for potential conversion subject to the necessary planning permissions to provide additional accommodation.

### **Gardens**

The property enjoys a right of way to the rear across the yard belonging to The Golden Lion both vehicular and pedestrian and provides access to the detached garage together with the private rear garden which is access up steps, is of a good sized and has post and plank fencing to three sides and stone wall to the other. Nicely laid out as a patio area with lawned gardens and shrubbery. **This will be available by separate negotiation with preference given to the purchaser of No. 4.**

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

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

### **TENURE**

Freehold with Vacant Possession upon Completion.

### **LOCAL AUTHORITY**

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

### **COUNCIL TAX**

The council tax band for the property is Band **B**.

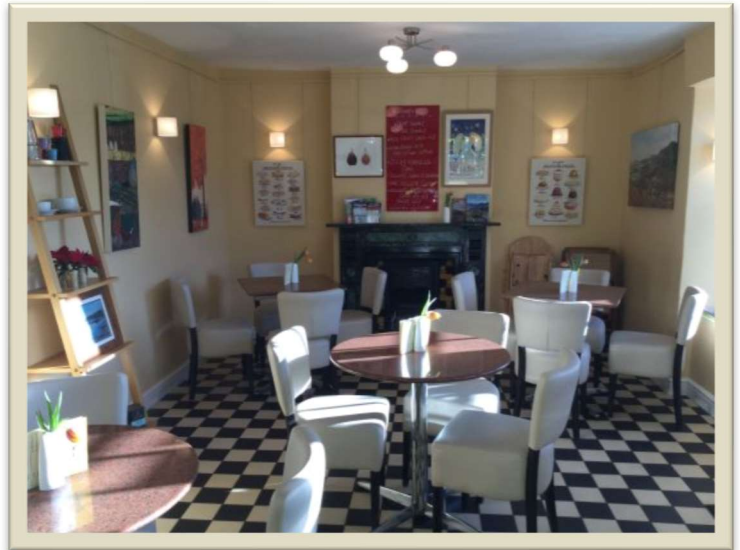
### **CAFÉ BUSINESS**

Accounts will be made available to seriously interested parties who have demonstrated their ability to proceed with a purchase.





*Cafe*



*Cafe*



*Prep Kitchen*



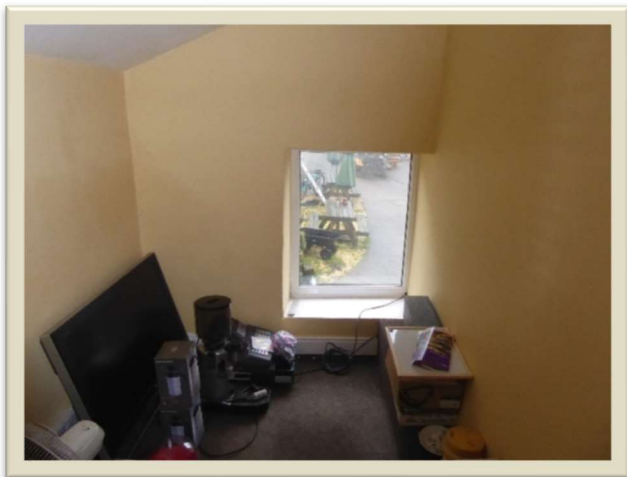
*Ground Floor Sitting Room*



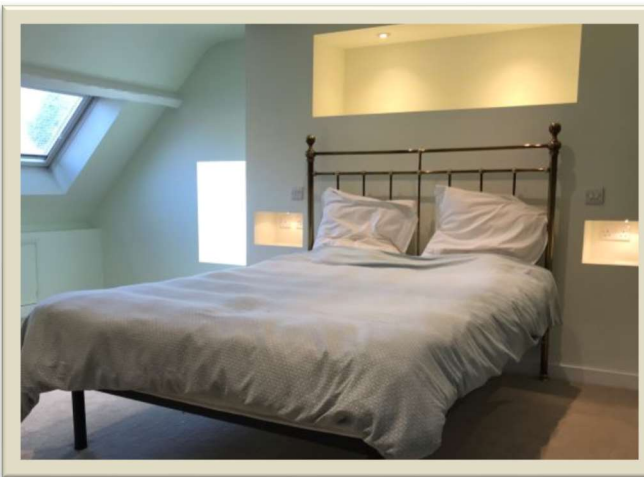
*First Floor Kitchen*



*First Floor Sitting Room*



*Office*



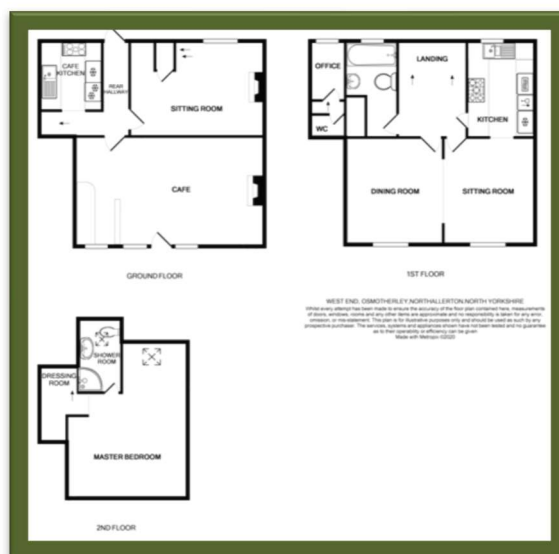
*Bedroom*



*Bathroom*



*Garage*



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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.
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