

FOR SALE BY PRIVATE TREATY

SPRING HOUSE FARM

STOKESLEY ROAD, BROMPTON, NORTHALLERTON DL6 2UD



A Very Conveniently Situated & Highly Desirable Smallholding Extending to some 7 ½ Acres or Thereabouts in a Sought-After Rural Position which nevertheless is ideally Placed for Access to Northallerton, the A.1 and A.19 Trunk Road

Substantial 4-Bedroomed Detached Former Farmhouse
Superb Landscaped Grounds & Gardens including Nicely Screened Vegetable & Fruit Garden, Pond Together with Formal Gardens & Patio
Adjacent Range of Single Storey Outbuildings in a Small Courtyard Setting Offering Scope for Further Extension / Potential Annexe Subject to necessary Planning Permissions
Detached 3 Bay Barn / Vehicle / Implement Store
Grass Paddocks with Brick Built Central Building Offering Potential for Studio or Stabling
Modern Purpose-Built Sheep Shed
Highly Sought After Yet Convenient Rural Position
Close to Excellent Transport Networks

Offers Invited in the Region of £525,000 – £550,000

Early Expressions of Interest to Mr T W Pennington BSC (Hons) MRICS – 01609 771959

Spring House Farm, Stokesley Road, Brompton, Northallerton DL6 2UD

INTRODUCTION

Spring House Farm is brought to the market by the present owners who are downsizing and have enjoyed a pleasurable and particularly enjoyable residency of the smallholding.

The smallholding stands approximately one mile to the north east of Northallerton. It is accessed off the A.684 onto its own private driveway which leads around to an attractive courtyard position with superb views onto the adjacent paddock land.

The offering of Spring House Farm presents an all too rare opportunity to acquire a landed rural property in this picturesque yet convenient area of North Yorkshire which enjoys a particularly convenient position together with potential for extension / option to provide an annexe subject to necessary planning permissions. It would be suitable for a number of commercial and/or farming enterprises subject to purchasers' requirements, although presently laid out to permanent pasture the land would ideally lend itself to livestock grazing, equine enterprises, horticultural or numerous other rural enterprises.

SITUATION

Northallerton	1 ½ miles	Darlington	15 miles
Bedale	10 miles	A.1	9 miles
Thirsk	7 ½ miles	A.19	6 miles
Teesside	15 miles	York	31 miles
Ripon	16 miles	Richmond	15 miles
Yarm	14 miles		

(All distances are approximate)

Spring House Farm is very conveniently situated just outside the village of Brompton approximately 1 mile from Northallerton the County Town of North Yorkshire and takes access off the A.684. The presence of the A.684 provides particularly convenient access to the A.19 trunk road which is only some five miles from the property and the property lies within very easy and convenient commuting distance of Northallerton, Bedale, A.1 trunk road together with the A.66, Teesside, York and Darlington.

There are main line train stations at Northallerton and Darlington, linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

International Airports can be found at Durham Tees Valley, Leeds Bradford, Newcastle and Manchester.

The local village of Brompton is within walking distance of the property and enjoys a full and comprehensive range of educational and recreational facilities together with playing field, public houses and restaurant.

The property sits in a particularly attractive position with panoramic views. This area of North Yorkshire is situated between the Yorkshire Dales and the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton offers an excellent range of amenities, services and shopping together with full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets. Further excellent amenities and facilities are available at a number of nearby market towns.

AMENITIES

Shopping - market town shopping at Northallerton, Bedale, Thirsk, Darlington and Richmond. Additional major centres of commerce are available at Teesside, Leeds, Durham and York and are all readily accessible.

Schools - the area is well served by good state and independent schools. Primary Schools can be found at Brompton, Northallerton and Osmotherley. Comprehensive Schools are available at Northallerton, Stokesley, Bedale, Darlington and Richmond. Independent Schools at Yarm, Darlington, Teesside, Barnard Castle, Ampleforth and Cundall.

Hospital - the Friarage Hospital is located approximately 1 ½ miles away at Northallerton. James Cooks is within 12 miles.

Bus Service - there is a bus service from Brompton with access to Northallerton and Stokesley.

Walking & Cycling - this area is very well served for attractive walking and cycling with some particularly attractive countryside to be found in and around this area of North Yorkshire and spreading over to the Hambleton Hills and beyond.

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

Equine & Hunting - the property sits in an area with a good network of quiet country lanes and bridle paths and is within the Hurworth Hunt country and within easy and convenient boxing distance of the Bedale, Bilsdale, Durham and York & Ainsty packs.

Racing - to be enjoyed at Thirsk, York, Ripon, Catterick, Doncaster, Redcar, Newcastle, Sedgefield and a number of other renowned tracks which are within easy travelling distance.

Golf - Romanby, Thirsk, Bedale, Catterick and Stokesley.

DESCRIPTION

Spring House Farm comprises a seven-acre smallholding conveniently situated adjacent to the A.684 Stokesley Road but enjoying an east west aspect offering a high degree of sunlight particularly to the rear over which the property enjoys tremendous views onto landscaped grounds and gardens. The main property is a predominantly brick built and rendered farmhouse which has been extended by the present owners to provide well laid out and spacious immaculately presented 4 bedroomed family accommodation enjoying the benefit of UPVC sealed unit double glazing and solid fuel central heating. Internally the property enjoys a host of attractive features with quality fittings throughout and providing a superb family house. The property has tremendous landscaped grounds and gardens extending to areas of lawn, patio, shrubbery together with detached fully enclosed via hedging fruit and vegetable gardens and a superb aspect looking out over the adjacent countryside.

The property is complemented by solar panels providing hot water via a heat exchange unit within the master cylinder with the main heating provided by a solid fuel Rayburn stove and given the property's construction provides for a very warm and cosy interior which is complemented by wood burning stoves.

The property is approached through twin five bar wooden gates onto tarmac driveway which leads up into a central tarmac courtyard offering extensive hardstanding and giving access to tractor/implement store extending to three bays, one of which is fully enclosed.

Adjacent to the driveway is a low-level brick ornamental wall behind which is the sweeping landscaped grounds and gardens which on the approach enjoy a pond, orchard and grassed area which then proceeds

past the house and extending round to the rear where there is a natural laid stone flagged patio and rear landscaped gardens of a good size together with gated access to chicken run. To the front the property enjoys a continuation of the concrete hardstanding which runs between the house and the outbuildings. The outbuildings are single storey and offer tremendous potential for workshop, studio or granny annexe / cottage conversion subject to any necessary planning permissions. Proceeding around the side of the house is a flagged patio which extends to the side and south facing rear offering superb seating area with low level ornamental wall which opens out onto the main rear garden which is lawned with hedged boundaries, inset shrubberies and trees together with an area currently given over to horticulture enjoying the benefit of a flagged base with a greenhouse, well delineated vegetable garden with raised beds and chippings walkways between enjoying a high degree of privacy and an area of lawn adjacent to the paddock land. There are numerous gated accesses off to the additional areas and off the driveway is a concrete hardstanding giving access to the paddocks.

The paddocks are principally arranged into two large paddocks which under the current ownership have been divided into four, all of natural pasture with central hedge halfway up and in the centre of which is a brick built pair of former stabling currently used for fodder storage and with potential to provide for studio or stables subject to purchasers requirements.

The offering of **Spring House Farm** presents the all too rare opportunity for the discerning purchaser to acquire a landed property in a superb area of rural North Yorkshire which is nonetheless conveniently situated for all local major centres of commerce.

Early inspection essential to appreciate the property and its potential.

ACCOMMODATION

In under covered veranda with quarry tiled floor open to three sides with railings and in through hardwood front door with upper etched and leaded glass lights into:

Entrance Vestibule

1.57m x 1.13m (5'2" x 3'9")

With tiled floor which runs through to the kitchen. Flush mounted ceiling light point. Door to:

Downstairs WC

2.30m x 1.13m (7'7" x 3'9")

With Duoflush WC. Wall mounted wash basin with tiled splashback. Flush mounted ceiling light point. Extractor. Radiator. Opaque picture window to side.

From Hallway door to:

Sitting Room

4.88m x 4.06m (16' x 13'4")

With a central brick-built chimney breast with a slate hearth. Hardwood mantel shelf. Hearth mounted wood burning stove. Beamed ceiling. Centre light point. TV point. Radiator. Full height French doors out to rear patio and gardens. Picture window to side with tremendous views up to the pasture land.

Archway through from Entrance Vestibule leads into:

Kitchen

8.33m x 2.25m (27'4" x 7'5")

Running virtually the whole width of the rear and having a continuation of the natural tiled floor. Quality fitted kitchen comprising good range of base and wall cupboards. Wood effect work surfaces with inset 1 ½ bowl single drainer, stainless SMEG sink unit with mixer tap over. Unit inset NEFF four ring electric hob with NEFF fan assisted oven beneath. Bosch extractor over hob. Splashback to hob. Unit matched glass fronted and shelved illuminated display cabinet. Additionally, there is a unit matched Beko dishwasher and unit matched fridge. Part panelled and painted

wood walls. Recessed chimney breast alcove with hardwood mantel over. Tiled surround and splashbacks with plinth mounted solid fuel Rayburn stove which serves hot water and central heating. Inset ceiling light spots, light track. Beamed ceiling. Useful understairs store cupboard with hanging hooks and useful storage. Ceiling light point. Rear door out to:

Utility Room

4.23m x 1.67m (13'11" x 5'6")

With an attractive range of base and wall cupboards, wood effect work surfaces with space and plumbing for washing machine. Space for fridge freezer. Corniced ceiling. Centre light point. Windows to two sides. Rear stable door out to rear yard and across to the outbuildings.

Archway from Kitchen with hardwood beam leads into:

Dining Room

3.76m x 3.57m (12'4" x 11'9")

With a beamed ceiling. Centre ceiling light point. Central chimney breast with oak surround and mantel shelf. Granite tiled hearth. Inset cast surround and gate. Full height UPVC sealed unit double glazed French doors to:

Conservatory

3.42m x 3.32m (11'3" x 10'11")

On a brick base with corner pillars, glazed to three sides and having panoramic views over the grounds, garden and across the pasture land. Clear ceiling with centre ceiling light point. Electrically operated heater. Telephone point. Full height UPVC sealed unit double glazed French doors out to patio and gardens. Door to:

Inner Hallway

0.96m x 0.86m (3'2" x 2'10")

With stairs to first floor. Door through to:

Living Room

3.55m x 3.60m (11'8" x 11'10")

Beamed ceiling. Central chimney breast, brick built to half height topped with a hardwood mantel shelf. Natural slate tiled hearth and hearth mounted wood burning stove. Centre ceiling light point. TV and telephone points. Radiator.

From the Hallway:

Stairs to First Floor with a painted balustrade leading up to:

First Floor Landing

1.93m x 0.91m (6'4" x 3')

Ceiling light point. Attic access. Coved ceiling. Archway to inner hallway and door to:

Bedroom No. 2

3.68m x 3.66m (12'1" x 12')

With coved ceiling. Centre ceiling rose and light point. Double radiator. TV point. Door to overstairs wardrobe.

Bedroom No. 3

3.68m x 2.25m (12'1" x 7'5") plus recessed double wardrobe

With coved ceiling, centre ceiling rose and light point. Double radiator.

Family Bath /Shower Room

3.60m x 2.25m (11'10" x 7'5")

Coved ceiling with inset ceiling light spots. White suite comprising panelled bath with tiled splashback. Matching Duoflush WC and pedestal wash basin with tiled splashback. Glass shelf over. Separate shower cubicle with pivoted glass door with internal shower board walls. Bristan Smile electric shower. Extractor fan over bath. Double radiator. Door to airing cupboard housing lagged cylinder and immersion heater.

Inner Hallway**3.55m x 1.03m (11'8" x 3'5")**

Coved ceiling. Centre ceiling light point. Door to:

Master Bedroom**4.16m x 0.86m (13'8" x 2'10")**

With centre ceiling light point. Dual aspect enjoying a high degree of natural light and panoramic views out surrounding countryside. Double radiator. Telephone point. Door to:

En Suite Bathroom**2.23m x 1.64m (7'4" x 5'5")**

With white suite comprising panelled bath with shower end and fitted pivoted shower screen. Fully tiled around shower area, half tiled to rear of bath with a thermostatically controlled mains bar shower. Matching pedestal wash basin and WC. Light and socket over. Heated towel rail. Low level double radiator. Flush mounted ceiling light point.

Dressing Room**1.67m x 1.69m (5'6" x 5'7")**

With fitted dual height hanging rails to either side with shelved storage over. Attic access. Central ceiling light point. Window.

Bedroom No. 4**3.32m x 2.44m (10'11" x 8')**

Coved ceiling and centre ceiling light point. Double radiator. Fitted bedroom furniture comprising double wardrobe, adjacent dressing table with cupboard storage beneath.

OUTSIDE**Range of Former Agricultural Buildings**

Brick built with a clay tile roof which have been well maintained and improved and currently extend to:

Workshop**4.74m x 5.59m (15'7" x 18'4")**

With a concrete floor. Upper mezzanine storage with light and power.

Machinery Store**2.61m x 3.40m (8'7" x 11'2")**

Concrete floor. Light and water. With a former fireplace.

Freezer Store & General Storage**4.59m x 4.49m (15'1" x 14'9")**

With upper mezzanine storage. Light and power. Additionally, it enjoys an area currently used for storage and outside WC with wash basin and ceiling light point.

Wood Store**2.10m x 1.64m (6'11" x 5'5")****Coal Store****2.10m x 1.59m (6'11" x 5'3")**

Part rendered and very well maintained.

Detached Tractor & Implement Store**9.14m x 5.49m (30' x 18') overall**

Which could also be utilised for car storage etc. At present it is open to two bays and fully clad and locked twin wooden doors to front to the other. Constructed on a concrete base.

Gates access into:

Area currently utilised and fenced for pigs with an ark. Within the first paddock there is:

Pole Barn Sheep Shed**7.32m x 4.57m (24' x 15')**

Constructed on a pole barn construction with lower corrugated panelling, upper space boarding with a corrugated and part clear corrugated roof. Water supply. Opens nicely onto the paddock. Chippings base internally.

Stables**6.40m x 3.66m (21' x 12') approx.**

Brick built with pantile roof. Presently utilised for hay and straw storage. Twin opening to front.

LAND

All the land is permanent pasture with a mix of hedges and post and rylock fencing. The land extends to some 7 acres or thereabouts as shown delineated on plan within which there is stables presently used as hay and straw storage with potential for a studio.

GENERAL REMARKS & STIPULATIONS**VIEWING** – Strictly by Appointment through Northallerton Estate Agency – Tel: (01609) 771959.**SERVICES** - Main Water, Electricity & Septic tank drainage. Heating is via solid fuel Rayburn.**LOCAL AUTHORITY** - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.**COUNCIL TAX BAND** - The Council Tax Band for the property is **D**.**TENURE** - Freehold with Vacant Possession upon Completion.**SPORTING RIGHTS** - Sporting Rights are in hand and are included in the sale.**RENEWABLE ENERGY** - the property does enjoy solar panels with hot water cells which provide initial warming of the hot water system and feeds in via heat exchange unit to the main cylinder.**TENANTRIGHT MATTERS** - The tenant will make no claim for tenant right matters and the purchaser will make no claim for dilapidations.**EASEMENTS & RIGHTS OF WAY** – The property is sold subject to and with the benefit of all rights of way whether public or private, light, water, drainage, sewage, support and easements and to all other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.**BOUNDARIES** – The Vendor will only sell such interest they have in boundary fences, walls, ditches, hedges and other boundaries separating this property from any other property not belonging to them. Where the boundaries are marked by inward facing T marks these are understood to be the responsibility of the buyer.

Fixtures & Fittings - Only those fixtures and fittings referred to in these particulars are included in the sale.

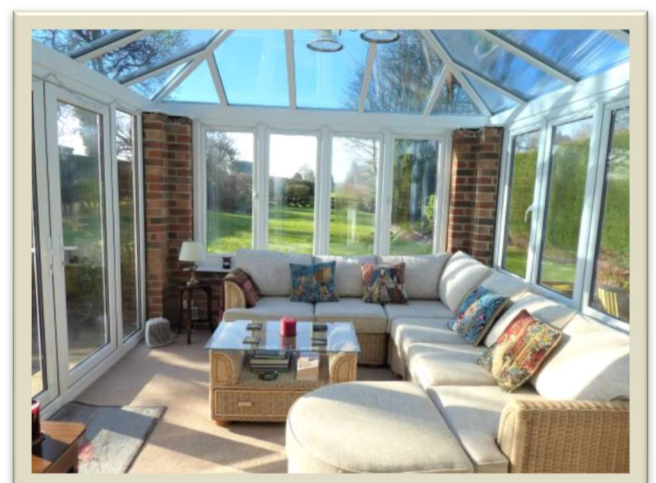
Asbestos - with regard to any asbestos on the holding, a detailed Asbestos survey has not been carried out. On completion of the sale it will be the responsibility of the buyer(s) to comply with the Control of Asbestos Act at work Regulations 2012 and to seek professional advice as to the future management of this material. Inclusion of this paragraph does not confirm or deny the existence of asbestos on the property.

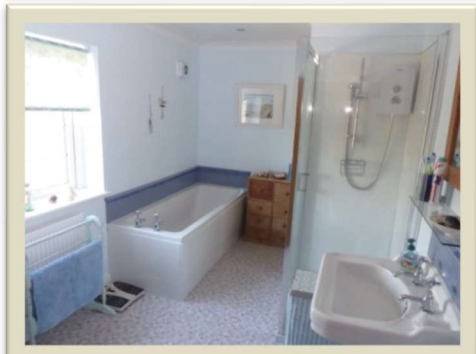
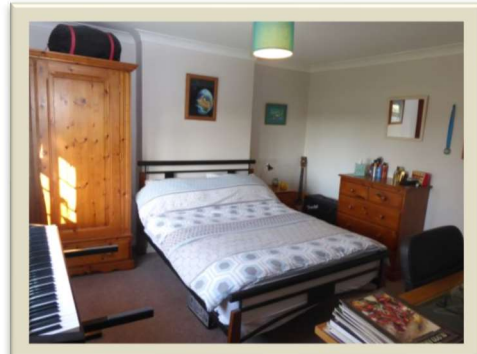
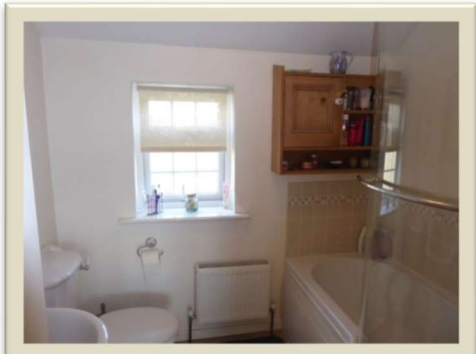
Health & Safety - This property remains a working farm therefore we would ask you to be as vigilant as possible when conducting your viewings and to keep away from any machinery that may be present and not to climb on any structures or buildings.

Method of Sale - The property is to be offered by Private Treaty. If after viewing the property you are seriously interested then please register your interest with Mr T W Pennington.

Plan - a plan is attached for information only to show the boundaries of the site.







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.

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