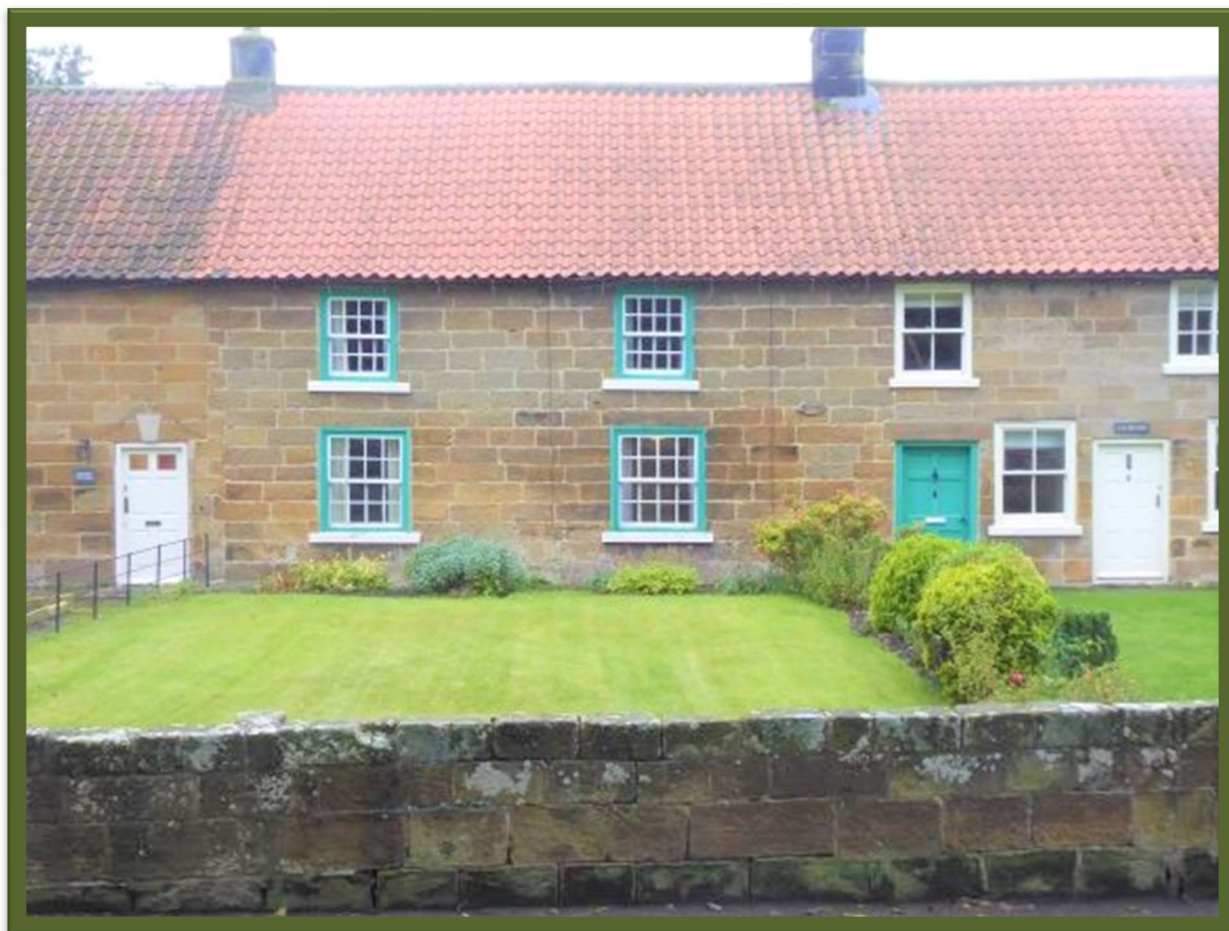


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IVY HOUSE
KIRKBY IN CLEVELAND TS9 7AQ



A Rare Opportunity to Purchase a Character, 18th Century Grade II Listed Stone Built Three Bedroomed Cottage Situated in the Heart of this Picturesque Small Village with the Added Benefit of Detached Garage / Workshop, Orchard & Paddock Extending overall to some 2.45 Acres including Gardens to Front & Rear

- Desirable Unspoilt, Undeveloped Property
- Character Cottage with Tremendous Scope
- Opportunity for Refurbishment & Re-Design
- Convenient Commuting to Major Centres
- Orchard Extending to 0.16 Acres to Rear
- Paddock Extending to 2.2 Acres

Guide Price: Offers in the Region of: £300,000
FOR SALE BY INFORMAL TENDER

Ivy House, Kirby in Cleveland TS9 7AQ

SITUATION

Stokesley	1 miles	Great Ayton	4 miles
Teesside	10 miles	Northallerton	15 miles
Thirsk	20 miles	York	35 miles
A.19	5 miles	A.1	15 miles

Ivy House is situated in the heart of the village of Kirkby in Cleveland in an idyllic position opposite the Parish Church on Kirkby Lane at the foot of the Hambleton Hills betwixt the villages of Great Busby and Great Broughton and approximately one mile south of the market town of Stokesley.

The property is well positioned and situated on a generous sized plot enjoying the benefit of gardens to front and rear together with good sized orchard and paddock in all extending to some 2.45 acres. The property is within convenient travelling distance of Stokesley, Thirsk and Northallerton which boast a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A.19, A.1 and A.66. Additionally, Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting distance.

The area is particularly popular for walking, cycling and riding whilst other leisure activities can be found in Stokesley, Thirsk and Northallerton.

The area is well served by good state and independent schools with local primary schools at Kirkby & Great Broughton C of E Voluntary Aided School, Stokesley Primary Academy and Carlton & Faceby C of E Voluntary Primary. Secondary schools can be found at Stokesley and Northallerton whilst independent schools can be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

The property is within less than an hour travelling distance at the coast at Whitby, Scarborough & Redcar.

DESCRIPTION

Ivy House comprises a delightful 18th Century Grade II listed stone built terraced three bedroomed traditional cottage unspoilt in its natural state, full of character with herringbone dressed stone and clay pantile roof situated in the highly sought after village of Kirby in Cleveland. The cottage is in need of full updating, modernisation and refurbishment but enjoys the benefit of potential development to rear subject to the necessary planning permissions, building regulations etc. Additionally, the property enjoys the benefit of a detached brick built workshop/garage which could offer additional potential for annexed accommodation subject to purchasers' requirements. The property internally is in need of full refurbishment and modernisation having been largely untouched and unspoilt.

The cottage is served by a shared drive to the rear, full details included at end of particular. Additionally, there is on street parking together with access to the paddock and orchard with the orchard offering tremendous potential for additional parking. The gardens are situated to front and rear laid principally to lawn whilst the orchard enjoys numerous, established trees and is laid to grass whilst the paddock is former rig and fur laid to pasture with post and rylock fencing in front of hedging with numerous mature trees within the hedge line.

In conclusion the property represents an all too rare opportunity for the discerning a purchaser to acquire a traditional Grade II listed stone built cottage in a superb, quiet and highly desirable village location with tremendous potential that has remained unspoilt and comes in its original condition.

Early inspection recommended to appreciate the property and its position together with the added benefit of land.

ACCOMMODATION

In through original hardwood front door with wrought iron door furniture under a stone mullion.

Entrance Vestibule

1.37m x 1.06m (4'6" x 3'6")

Internal upper opaque glazed light gives access into:

Entrance Passage

4.29m x 1.03m (14'1" x 3'5")

Ceiling light point. Gives access to Main Inner Hallway. Door to rear with upper clear glazed light gives access to:

Rear Hallway / Cloakroom

2.13m x 1.75m (7' x 5'9")

With a Belfast sink with cupboard storage beneath. Rear door giving access to rear grounds, gardens and paddocks etc. Door to side gives access into:

Utility Room

5.56m x 1.83m (18'3" x 6') max overall

With a fitted base unit enjoying single drainer, single bowl stainless steel sink unit with cupboard storage beneath, drawer storage to side. Space and plumbing for washing machine. Space and point for additional appliances. Wall mounted electric heater.

Internal WC

0.76m x 1.77m (2'6" x 5'10")

With low level WC and ceiling light point. Opaque glazed window to side.

Inner Hallway

5.89m x 1.11m (19'4" x 3'8")

With a deep recessed understairs store cupboard having twin doors to front. Additional understairs cupboard. Door giving access via stairs to first floor.

Living Room

4.57m x 3.45m (15' x 11'4") max into Inglenook.

With a centre ceiling light point. Inglenook fireplace which enjoys a wrought iron range with a mahogany surround and mantel shelf. Tiled hearth. Original built in shelved store cupboard. TV point. Telephone point.

Sitting Room

3.86m x 3.50m (12'8" x 11'6")

With a centre ceiling light point. Tiled surround mantel shelf and hearth. Original sash windows.

Pantry

3.55m x 1.77m (11'8" x 5'10") with a recess 0.83m x 1.04m (2'9" x '5")

Two original built in pine meat safes and original shelving. Ceiling light point. Beamed ceiling.

Stairs to First Floor with a balustrade leading up to:

First Floor Landing

2.86m x 0.93m (9'5" x 3'1")

Bedroom No. 1

3.81m x 3.35m (12'6" x 11') max into chimney breast alcove store cupboards.

Ceiling light point. Views onto front garden.

Bedroom No. 2

2.96m x 3.62m (9'9" x 11'11") plus recessed store cupboard

Bedroom No. 3

4.57m x 1.90m (15' x 6'3")

Views out to rear.

Bathroom

2.81m x 1.54m (9'3" x 5'1") plus airing cupboard.

Half tiled walls. Wall mounted wash basin. Capped bath. Airing cupboard housing a cylinder with shelved storage over.

OUTSIDE

At the rear there is a concrete pathway, site of a former well. It then opens out onto a lawned garden which has a gated access into the orchard and also enjoys:

Workshop / Garage

3.93m x 3.68m (12'11" x 12'1")

Brick built with pantile roof. Folding doors to front. Concrete floor. Monopitch ceiling.

Coal Store

1.72m x 1.14m (5'8" x 3'9")

There is vehicular access and also an additional access off the orchard into the field.

Orchard

Numerous fruit trees and rhubarb etc. Water supply. Leads down then to:

Field

Laid to grass, former rig and fur. Post and rylock fencing in front of hedging. There are a number of mature trees within the hedge line. Water supply

GENERAL REMARKS & STIPULATIONS**Viewing**

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

Services

Mains water, electricity and drainage.

Local Authority

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

Council Tax Band

The council tax band is **D**.

Right of Way

The property is sold subject to and with the benefit of any rights of way whether mentioned in these particulars or not without prejudice to the foregoing the property enjoys the benefit of a vehicular right of way off a shared driveway and then proceeding to the rear of Wayside Cottage. Additionally, there is a vehicular right of way past Wayside Cottage and over Ivy House for the benefit of Lychgate, the adjacent property.

The vehicular right of way to the orchard is over the shared driveway and into the orchard and is only for the benefit of Ivy House at this time.

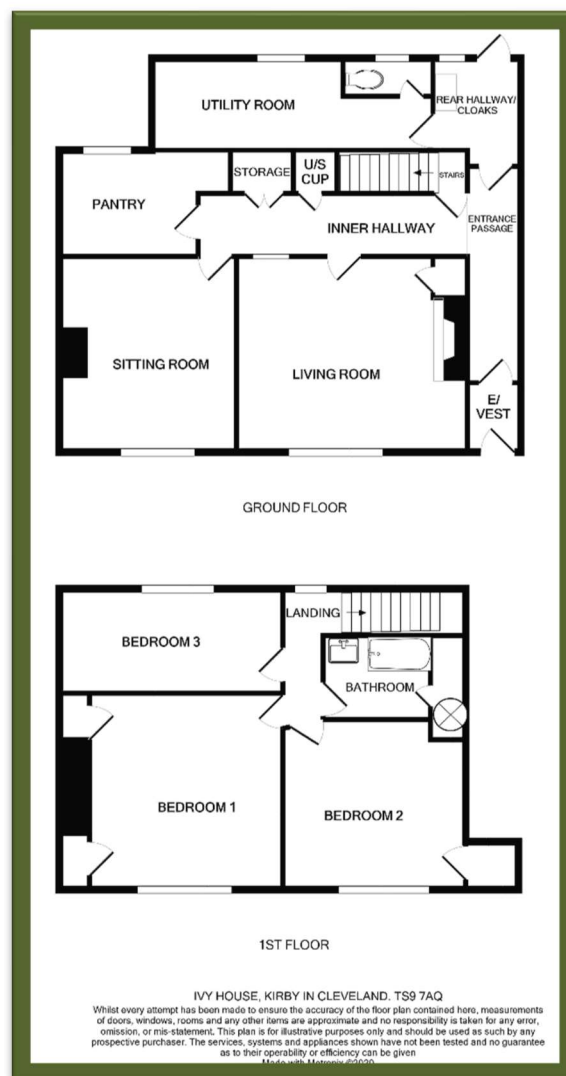
There is a vehicular right of way off the shared driveway directly down to the field and also a separate access from the orchard into the field entirely for the benefit of Ivy House.

Overage Clause – Agents Note

The property will be sold subject to an overage for a period of 25 years in favour of the selling vendor which 35% of the uplift in value will be payable on each occasion that planning permission is granted and either the land (or part of it) is sold or development commenced whichever is the earliest.

Method of Sale

The property is to be sold by informal tender. Tenders to be returned by 12 Noon Thursday 12th November 2020.







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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