

S.4834

Northallerton  
Estate  
Agency 

**WOODLANDS FARM  
HARMBY, LEYBURN DL8 5HG**



**A Superbly Situated Lifestyle  
Opportunity in Private Yet Accessible  
Location**

**Offers in the Region of £595,000**

**Three Bedroomed Detached Farmhouse  
With Scope for Extension Ready For  
Full Updating & Modernisation**

**Detached Stable Block  
with Planning Permission  
For Conversion to  
Holiday Cottage**

**Well Laid Out Grounds & Gardens**

**Useful Paddock Laid to Pasture  
In All  
Extending to Some 2 ½ Acres or Thereabouts**

**Offered Chain Free  
&  
Available for Early Completion**

# Woodlands Farm, Harmby, Leyburn DL8 5HG

## SITUATION

Leyburn	1 ½ miles	Bedale	10 miles
A.1	12 miles	Northallerton	18 miles
Richmond	10 miles	Catterick	10 miles
Teesside	40 miles	A.19	32 miles

(All distances are approximate)

**Woodlands Farm** is situated in a superb slightly elevated position with panoramic, uninterrupted views out across to Wensleydale and the superb open countryside of this area. The property itself is situated in a private yet convenient position approximately quarter mile north of the A.684 just outside the village of Harmby some 1 ½ miles east of Leyburn. The property is extremely well placed for access to the Yorkshire Dales National Park and the magnificent local countryside as well as Bedale, Northallerton, A1, Leeming, Catterick, Richmond and surrounding villages.

The local market town of Leyburn enjoys a good range of facilities, amenities and shopping together with weekly markets while the major centres of Bedale, Richmond, Catterick and Northallerton enjoy a full and comprehensive range of educational, recreational and medical facilities together with excellent shopping and weekly markets.

The property is ideally placed for commuting via the A.1 at Leeming and there are main line train stations at Northallerton and Darlington linking into the East Coast mainline route and providing a journey time to London of 2 ½ hours from the station. Additionally, the A.1 links into the main arterial road networks of the UK allowing access to local and national centres of commerce.

International Airports can be found Newcastle, Teesside, Leeds/Bradford, and Manchester.

## AMENITIES

**Shopping** – market town shopping is available at Leyburn, Bedale, Northallerton and Darlington. The major centres of Durham, Teesside, York, Leeds and West Yorkshire are easily accessible.

**Hospitals** - Friarage Hospital is located at Northallerton and is a renowned local hospital. There are further hospital facilities at Catterick and Darlington.

**Schools** - the area is well served by good state and independent schools. Local Primary Schools at Leyburn, Bedale, Catterick and Richmond, whilst comprehensive schools are to be found at Leyburn, Bedale, Richmond and Catterick. Independent schools at Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Polam Hall at Darlington, Teesside High and Ripon.

**Shooting & fishing** - The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Dales and close to local rivers and ponds.

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

**Golf** – Akebar, Bedale, Catterick.

**Leisure Centres** - Richmond, Catterick and Bedale.

**Walking & Cycling** - The area is very well served for attractive walking and cycling with some particularly attractive countryside and scenery around the property.

## DESCRIPTION

The property comprises a stone built with clay pantile roof superbly situated three bedroomed detached farmhouse residence which has under the present ownership received some basic refurbishment with newly installed UPVC double glazed sash windows, newly fitted composite front and side doors but is now offered as a blank canvas with scope for full updating, modernisation and extension subject to purchasers requirements and the necessary planning permissions but with the potential to provide a superb substantial family residence of character and distinction in a setting that has to be seen to be appreciated with a range of outbuildings to rear which could be integrated to provide a larger stunning residence subject to the necessary planning permissions. There are proposed plans in the office for viewing if required.

The property is approached through five bar wooden gates in traditional stone wall onto a gravelled driveway along the tree lined driveway which includes some specimen trees including cedar, mature beech and a good area of light woodland to the side of the driveway which provide an attractive entrance to the property, provides a high degree of privacy before it opens up to reveal the stone built farmhouse which has grounds and gardens around together with good range of buildings to rear which could subject to purchasers requirements be combined to within the property. Additionally, the property comes with the benefit of a range of former stabling which has planning permission for conversion to holiday cottage offering tremendous potential for a work/life balance and then income generating opportunity or could additionally, subject to provision of planning provide for annexed accommodation to the main house. The property is completed with useful paddock areas overall extending to some 2 ½ acres or thereabouts.

To the front of the property is a grassed area together with a former walled vegetable garden to the side. There is a nice run of trees to the rear.

Early inspection is particularly recommended to fully appreciate this property's position, potential and setting.

## ACCOMMODATION

In over concrete pathway and through composite front door with upper clear glass panels into:

### Beamed Reception Room

**4.37m x 4.34m (14'4" x 14'3") max**

Having windows to two sides. Two ceiling light points. Central beam. TV point. Opening out into:

### Hallway

**2.23m x 1.11m (7'4" x 3'8")**

Stairs to first floor. Access to Sitting Room and Kitchen and opening out into a:

### Rear Hallway

**5.74m x 0.86m (18'10" x 2'10")**

### Garden Room

**4.62m x 3.22m (15'2" x 10'7")**

Stained pine double glazed windows. Full height French doors leading out and views across to Wensleydale. Two wall light points. Ceiling light point. Two TV point. Numerous power points.

**Dining Room****4.06m x 3.40m (13'4" x 11'2")**

Exposed wood floor. Central beam with ceiling light point. TV point. Windows to front with great views across to Wensleydale.

**Kitchen****3.66m x 3.22m (12' x 10'7")**

With a fitted base unit with inset single drainer, single bowl stainless steel sink unit with cupboard storage beneath. Space and plumbing for washing machine. Tiled splashbacks and window to rear overlooking rear yard and outbuildings. Ceiling light point. Honey pine rear door with upper etched glass double glazed panels leading out to rear.

Off the Inner Hallway is access to understairs store cupboard.

**Office****1.88m x 2.64m (6'2" x 8'8")**

Ceiling light point. Inset original meat hooks

**Pantry****1.79m x 1.27m (5'11" x 4'2")**

With a ceiling light point. Pine surround rear window with inset etched glass double glazed panel. Space and plumbing for appliance.

**Rear Entrance/Utility Room****2.13m x 2.05m (7' x 6'9")**

Plumbing for various appliances. Wall light point. Ceiling light point. Rear composite door with central clear glass panel and archway to:

**Inner Storage Area****1.90m x 0.76m (6'3" x 2'6")****From the Hallway are:**

**Stairs to First Floor**, past the half landing with window leading up to:

**Main Landing****1.93m x 0.83m (6'4" x 2'9")**

Ceiling light point.

**Bedroom No. 3****2.74m x 2.91m (9' x 9'7")**

Stained and polished wood floor. Ceiling light point. Beamed ceiling.

**Bedroom No. 2****3.76m x 4.06m (12'4" x 13'4")**

Stained and polished wood floor. Centre ceiling light point. Overbed light pull. Great views over the front and Wensleydale.

**Bedroom No. 1****4.06m x 4.37m (13'4" x 14'4")**

Ceiling light point. Attic access. Over bed light pull. New sash window with great views.

**Bathroom****3.37m x 2.91m (11'1" x 9'7")**

Ready for a refit. Enjoying at present a WC and wall mounted wash basin. Space and plumbing for bath or shower. Ceiling light point.

**OUTBUILDING TO REAR**

Access down the concrete driveway at the side of the property which gives access to a:

**Car Port**

Open fronted. Internally beamed with a new corrugated roof. Concrete floor. Window to side. Adjacent to which is:

**Former Byre**

With central stall divider. Has previously enjoyed the benefit of light and power. Concrete floor.

**Shed**

Cobbled floor. Tin roof with clear panels.

**Former Wood Store**

Corrugated roof with light panel.

**Former Outside WC**

Archway through which gives access to the gardens.

**Greenhouse****Plinth Mounted Oil Tank****Gardens**

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**Range of Stabling**

An excellent range of stabling including four loose boxes each approximately 4.3m x 4.1m internally. The stables are of a concrete construction with rendered and painted external walls. There is a former feed trough in each box and these come with the benefit of planning permission Decision No: 20/00491/FUL for conversion to a Holiday Cottage.

**Land**

The land is shown edged red on the attached plan.

**GENERAL REMARKS & STIPULATIONS**

**Directions** – As you enter Harmby on the A684 travelling west, turn right at the brown signpost marked Lower Wensleydale Caravan Park. Cross the bridge and bear left. Pass the entrance to the Caravan Park, ignore the road closed sign and the entrance to Woodlands is approximately 200 metres on the right hand side with the name to the left of the gate.

**Viewing** – Strictly by appointment through the Agents – Tel: (01609) 771959.

**Boundary** – The buyer will be responsible for half of the cost of creating a suitable boundary between the property and the neighbouring property and thereafter each will be responsible for repair and maintenance for the part of the boundary by the inward facing "T"s on the Land Registry Plan which in the case of this property is the fence across the paddock to the north.

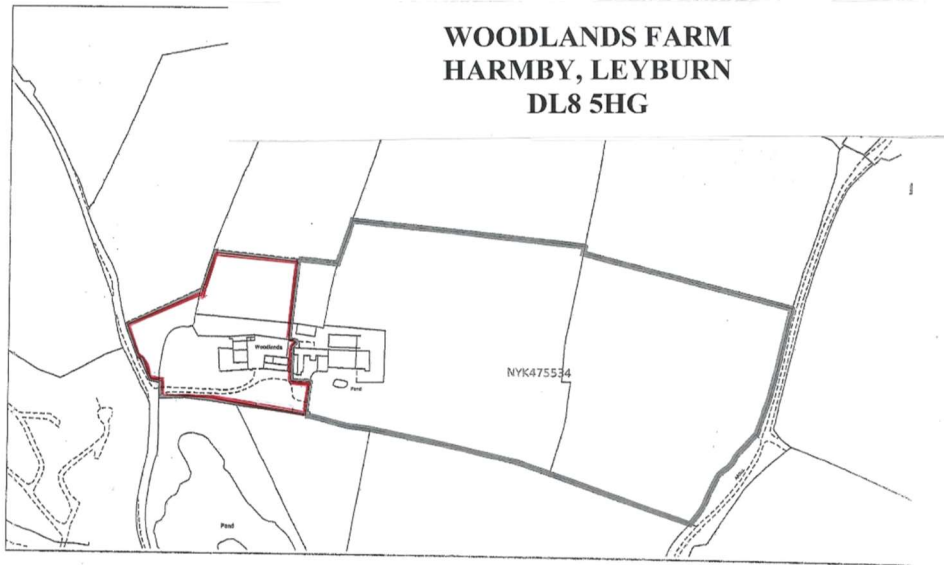
**Planning Permission** – 20/00491/FUL granted Planning Permission for conversion of the former stables to a holiday cottage, a copy of which is available in our office with associated plan.

**Local Authority** – Richmondshire District Council, Mercury House, Station Road, Richmond DL10 4JX – Tel: (01748) 829100.



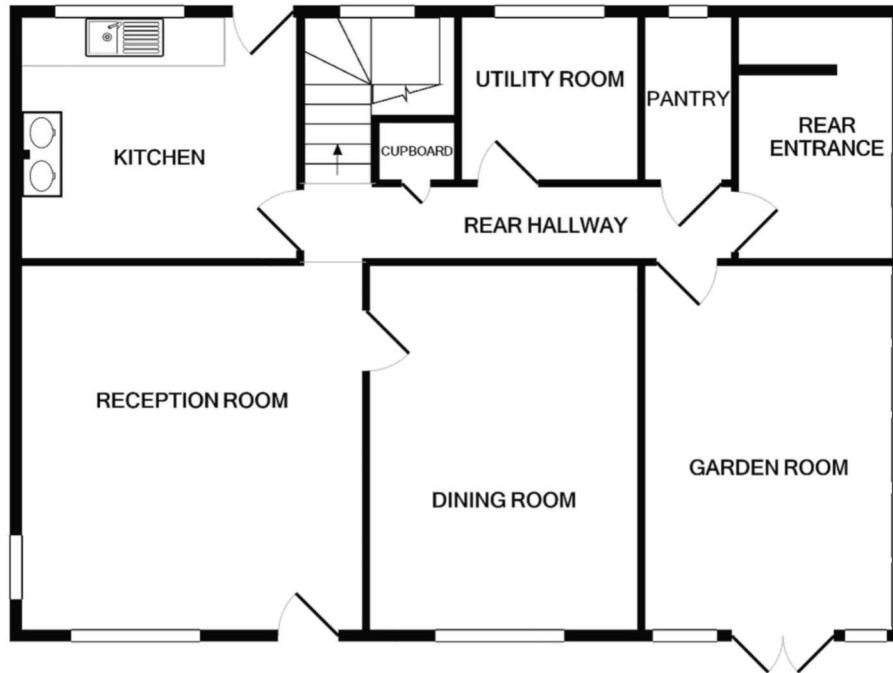


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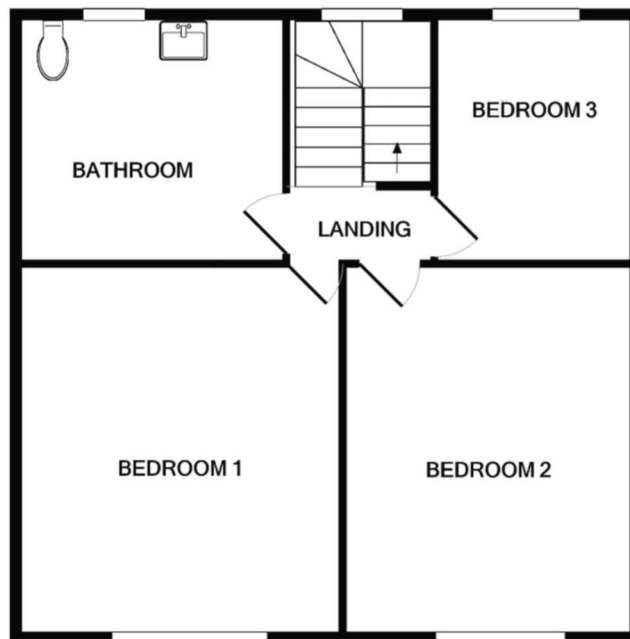


FOR IDENTIFICATION PURPOSES ONLY





GROUND FLOOR



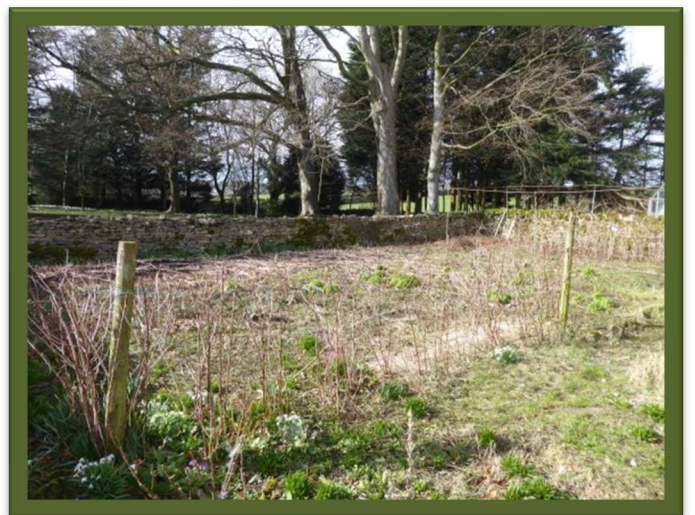
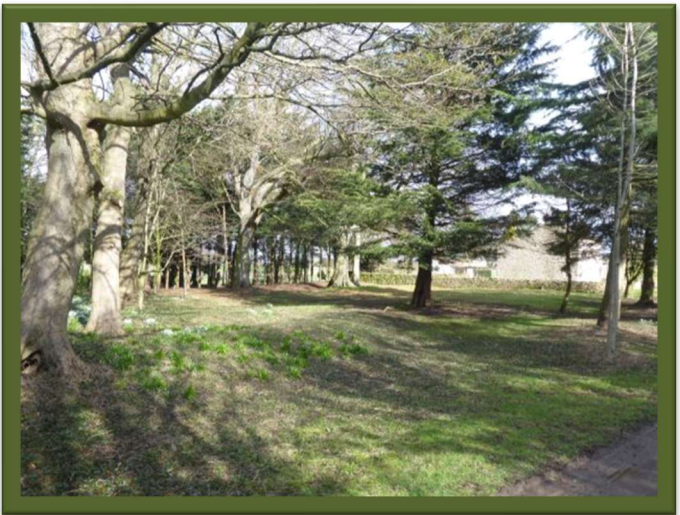
1ST FLOOR

WOODLANDS FARM, HARMBY, LEYBURN. DL8 5HG

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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#### COMMITMENT

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- 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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