

S.4839

**ARDMORE FARM**  
**HAILSTONE MOOR, NORTHALLERTON DL6 3QS**



**A Highly Desirable & Superbly Situated Smallholding Extending to 7 Acres or Thereabouts in a Sought After Rural Location**

- Three Double Bedrooms with En Suites
- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Attractively Fitted Kitchen / Diner
- Gardens to Three Sides
- Paddock Extending to 7 Acres or Thereabouts

**Price: Offers in Excess of £450,000**

**PLEASE NOTE THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION**

# Ardmore Farm , Hailstone Moor, Northallerton DL6 3QS

## SITUATION

Northallerton	1 mile	Bedale	8 miles
Darlington	14 miles	Thirsk	6 miles
Teesside	16 miles	Ripon	15 miles
Catterick	11 miles	A.1	8 miles
A.19	7 miles	York	30 miles
Richmond	15 miles	Yarm	13 miles

(All Distances are Approximate)

**Ardmore** is extremely well situated in relation to the surrounding open countryside and the major centres of commerce and is particularly convenient for Northallerton, Darlington Yarm and Teesside.

The property sits in particularly attractive open countryside with panoramic views to all sides over to the Hambleton Hills and across to the North Yorkshire Dales. 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 which is within a good walk of the property offers an excellent range of amenities, services and shopping together with a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets. Further excellent amenities are available in a number of nearby market towns.

The property is situated approximately 7 miles from the A.1 and A.19 trunk roads which offer access to all the centre of commerce north and south and link into the main arterial road networks of the UK including the A.66 which provides access east and west. There are main line trains stations at Northallerton and Darlington linking London to Edinburgh and bringing London within 2 ½ hours commuting time.

## AMENITIES

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

**Walking & Cycling** - This area is well served for attractive walking and cycling and some particularly attractive countryside to be found in and around Northallerton 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 close to local rivers and ponds.

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

**Racing** – Can be enjoyed at Thirsk, York, Ripon, Catterick, Doncaster, Redcar, Newcastle, Sedgefield and a number of other renowned tracks within easy travelling distance.

**Golf** – Romanby, Thirsk, Stokesley, Bedale and Catterick.

**International Airports** - Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester is easily accessible via the Transpennine line that calls at Northallerton.

## DESCRIPTION

**Ardmore Farm** comprises a 7-acre smallholding sold subject to an agricultural occupancy condition.

The main property is brick built with UPVC sealed unit double glazed windows and Velux lights and enjoys oil-fired central heating. It comprises a three-double bed roomed, three en-suite dormer bungalow with on the ground floor spacious entrance hall opening out into large living room with separate good sized dining room, whilst to the rear the property enjoys a large dining kitchen which is attractively fitted together with separate utility room. The ground floor is completed with a downstairs WC and separate office. On the first floor the property enjoys three substantial double bedrooms all enjoying attractive quality fitted en-suite facilities. It is considered that the bungalow still retains scope for further extension and development subject to purchasers requirements and the necessary planning permissions.

The bungalow sits in attractive lawned gardens extending to three sides with on the southern boundary, leylandii hedge whilst to the other two boundaries there are a mix of post and rail and post and rylock fencing. To the front there is access off the minor road through twin five bar gates onto an extensive area of concrete hardstanding offering parking for numerous vehicles and also giving access to the integral garage. Proceeding down the side there is lawned gardens with a pathway round to the rear which opens up to a gravelled seating area and then on to the lawned rear garden which on the boundaries enjoys some established shrubs and trees together with views out over the adjacent rear paddocks.

From the rear garden there is access to the adjacent paddock land which is arranged in two paddocks with a mix of post and rail and post and rylock full sheep fencing and is all laid to permanent pasture.

The property occupies a tremendous position on Hailstone Moor with views out to the front across to arable land whilst to the rear there are views onto the paddocks across to the Hambleton Hills.

**The offering of Ardmore presents an all too rare opportunity to acquire an agriculturally tied dwelling in a superb rural position. Early inspection is recommended to appreciate the property, its position and presentation.**

## ACCOMMODATION

In up flagged step through wooden front door with double glazed upper leaded and coloured and etched glass panels with outside light to side into:

### Entrance Hall 3.07m x 1.18m (10'1" x 3'11")

With laid wood laminate floor. Double radiator. Wall mounted hanging hooks with brass hooks. Inset ceiling light spots. Inner upper panelled door into:

### Reception Hall 5.84m x 1.18m (19'2" x 3'11") opening out to 2.00m (6'7") under stairs to first floor

Double radiator. The understairs area is of a good size. Inset ceiling light spots. Access to Sitting Room and Kitchen Diner.

### Inner Hall 1.83m x 0.96m (6' x 3'2") and 1.54m x 0.89m (5'1" x 2'11")

With inset ceiling light spots. Giving access to:

**Downstairs WC****2.69m x 1.16m (8'10" x 3'10")**

With low level digester WC. Unit inset wash basin with cupboard storage beneath and a tiled splashback. Wall mounted electric towel rail. Inset ceiling light spots. Wood laminate floor.

**Office****2.54m x 1.67m (8'4" x 5'6")**

With inset ceiling light spots. Double radiator.

**Off the Main Hall****Sitting Room****6.40m x 5.74m (21' x 18'10")**

With inset ceiling light spots. Inset audio speakers. Two double radiators. TV, telephone and Sky points. Door through into Kitchen Diner.

**Formal Dining Room****3.52m x 5.76m (11'7" x 18'11")**

With inset ceiling light spots. Two double radiators. Windows to two sides providing for a high degree of natural light.

**Kitchen Diner****5.74m x 3.20m (18'10" x 10'6")**

Nicely delineated into kitchen and dining areas with the kitchen area enjoying an extensive range of limed oak base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Unit set four ring Bosch ceramic electric hob with brushed steel and glass double oven and grill beneath. Extractor over hob. Tiled splashbacks. Built in Bosch dishwasher with unit matched door to front. Unit matched wine rack. Built in fridge with matching door. Inset ceiling light spots. Flushed mounted audio speaker. Wood laminate floor.

In the dining area the floor is carpeted. Inset ceiling light spots. Audio speaker. Double radiator. Full height UPVC sealed unit double glazed French doors out to rear patio and gardens. Door through to:

**Utility Room****3.22m x 2.96m (10'7" x 9'9")**

With a tiled floor. Range of base and wall cupboards. Work surface with inset 1 ½ bowl single drainer moulded sink unit with mixer tap over. Space and plumbing for washing machine. Space for numerous appliances. Grant floor mounted oil-fired central heating boiler. Tiled splashbacks around the work surfaces. Ceiling light point. Rear wooden glazed door giving access out to rear patio and gardens. Internal door giving access to the integral garage.

**From the Hallway:**

**Stairs to First Floor** with stained and polished pine balustrade and carved spindles leading up to:

**First Floor Landing****5.23m x 1.59m (17'2" x 5'3")**

With large Velux roof light providing a high degree of natural light into the landing and stairwell. Over stairs light. Double radiator. Two wall light points.

**Bedroom No. 2****5.66m x 3.91m (18'7" x 12'10") overall**

Inset ceiling light spots. Two Velux roof lights providing a high degree of natural light. Fitted bedroom furniture comprising double wardrobe with adjacent dressing table having two three drawer chests, central dressing table drawer. Matching bedside cabinets.

**En Suite Shower Room****2.33m x 2.33m (7'8" x 7'8")**

Fully tiled walls with contrasting tiled dado rail. Suite comprising shower cubicle with folding doors to front and a Mira 415 mains shower with extractor over. Concealed cistern WC and unit inset wash basin with cupboard storage beneath. Inset ceiling light spots.

**Bedroom No. 3****3.42m x 3.30m (11'3" x 10'10")**

With Velux roof light. Inset ceiling light spots. Double radiator. Fitted bedroom furniture comprising ¾ length wall length dressing table with three x three drawer chest, central dressing table drawer and matching mirrors. TV point. Door to:

**En Suite Bathroom****2.49m x 1.54m (8'2" x 5'1")**

Fully tiled walls with a contrasting tiled dado rail. Beech panelled bath with mixer tap and shower attachment. Pedestal wash basin and WC. Fitted base cupboard. Wall mounted glass fronted cabinet with light over.

**Bedroom No. 1****5.81m x 5.49m (19'1" x 18') max into recesses**

Twin Velux lights, front and rear. Inset ceiling light spots. Double radiator. Fitted bedroom furniture comprising double wardrobe with adjacent dressing table having 2 x three drawer chest to either side.

Central dressing drawer with matching mirrors. Additional three drawer chest and shelved cabinet. TV point. Door through into:

**En Suite Bathroom****2.46m x 1.69m (8'1" x 5'7")**

Fully tiled walls with contrasting tiled dado rail. Inset ceiling light spots. Tiled panelled bath with mixer tap and shower attachment over. Extractor over and fitted folding shower screen. WC. Pedestal wash basin. Fitted base cupboard. Wall mounted shaver socket. Double radiator.

**Integral Garage****6.85m x 2.99m (22'6" x 9'10")**

With electrically operated up and over door to front. Concrete floor. Light and power. Fitted workbench with shelving to rear.

**Paddocks**

Proceeding out from the rear garden there is access to the adjacent paddock land which is arranged in two paddocks with a mix of post and rail and post and rylock full sheep fencing and presently laid to pasture. The land is shown edged rent on the attached plan.

**GENERAL REMARKS & STIPULATION**

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

**SERVICES** - Mains water and electricity. Oil fired central heating. Septic tank drainage.

**TENURE** - Freehold with Vacant Possession upon Completion.

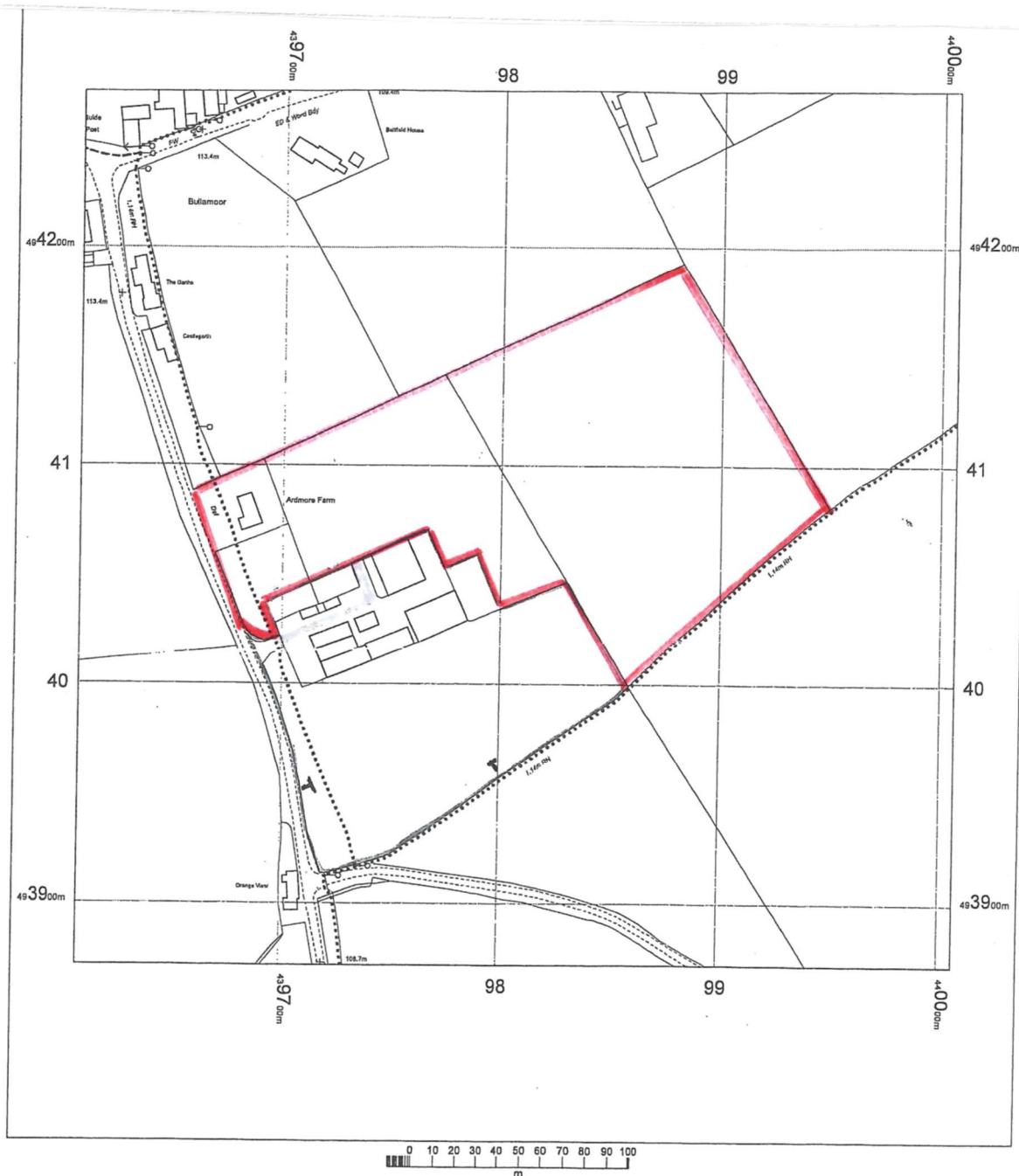
**LOCAL AUTHORITY** - Hambleton District council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977

**AGRICULTURAL OCCUPANCY CONDITION** - The occupation of the dwelling shall be limited to a person employed locally in agriculture, as defined in Section 221 of the Town and Country Planning Act 1962 or in forestry or the dependants of such a person residing with him (but including a widow or widower of such a person). Any clarification with regard to this clause and its effect upon your purchase should be addressed to Mr T W Pennington BSc (Hons) MRICS – 07789 373093 – [tim@northallertonestateagency.co.uk](mailto:tim@northallertonestateagency.co.uk).





# ARDMORE FARM HAILSTONE MOOR, NORTHALLERTON



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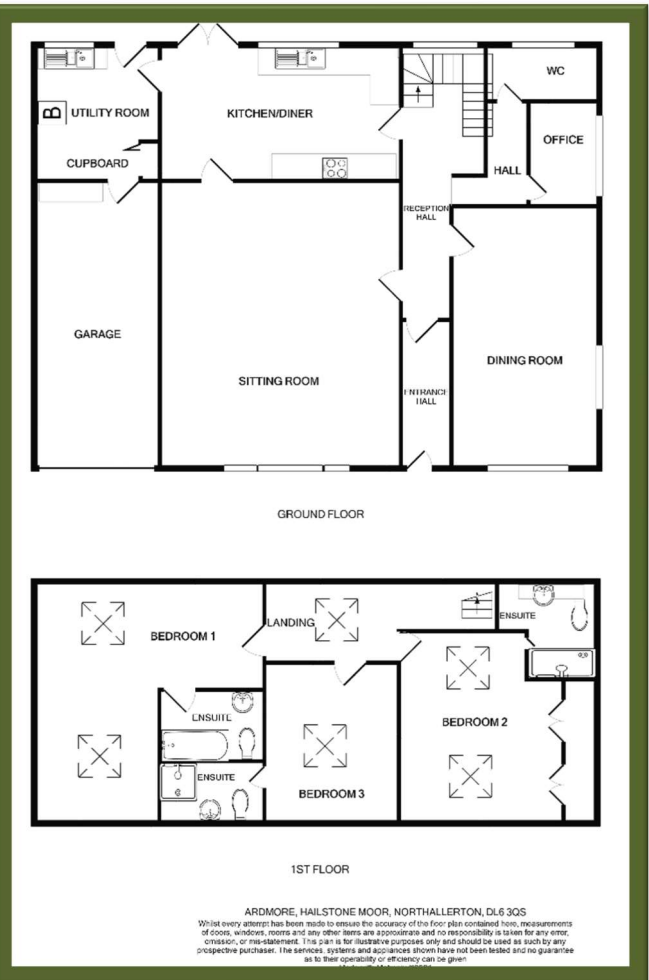
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