



Northallerton  
Estate Agency

# MANOR HOME FARM

Deighton, Northallerton, DL6 2SJ











## Manor Home Farm

Deighton, Northallerton, DL6 2SJ

*Northallerton - 6 miles, Stokesley - 12 miles, Yarm 9 - miles*

**A Superbly Situated 30 Acre Smallholding on Edge of Small Rural Hamlet Amidst Stunning North Yorkshire Countryside**

Immaculately Presented 4 Bedroomed Detached Farmhouse  
Detached Range of Traditional & Modern Farm Buildings with  
Development Potential Subject to Planning  
Grazing Land Extending to some 30 Acres or Thereabouts

**Guide Price**

**Offers in Excess of £900,000**



**Northallerton**  
**Estate Agency**

143 High Street, Northallerton, North Yorkshire, DL7 8PE

Tel: 01609 771959

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)

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## Situation

**Manor Home Farm** is situated in open country, nicely set back on the outskirts of the hamlet of Deighton and enjoys a superb rural position together with panoramic views out over surrounding countryside and across to the Hambleton Hills. The hamlet of Deighton is a very popular and highly desirable area of North Yorkshire with in easy reach of thriving market towns and is situated in particularly attractive countryside. The nearby town of Northallerton, the County Town of North Yorkshire enjoys a full and comprehensive range of educational, recreational and medical facilities together with schools and public houses in the nearby villages.

## Description

**Manor Home Farm, Deighton** comprises a 30 acre smallholding plus buildings, grounds & gardens, situated in superb open countryside. The house is brick built under pantile roof and has been extended, modernised and extensively reconstructed to provide open plan dining kitchen accommodation and four double bedrooms with three bathrooms. The works, completed in 2016, include extensive insulation works to elevations & loft spaces making the house extremely thermally efficient with new UPVC double glazed windows, fully re-plumbing & rewiring with modern water & heating systems. The property stands in attractive lawned grounds and gardens with patio to rear.

Adjacent range of traditional and modern farm buildings extending to brick built range comprising former byre, adjacent substantial storage and attached former milking parlour / cattle housing. Modern buildings comprising detached steel portal framed building, substantial steel framed barn, corrugated walls to three sides and attached lean to of wooden construction with block walls to two sides, open to front, upper space boarded. Range of redundant buildings extending to prefabricated concrete garage, former pig housing and additional range of prefabricated and block built stables.

The property has previously benefited from permission to convert part of the outbuildings, although now lapsed, subject to obtaining permission there is scope for various conversion opportunities.

## Farmhouse

In through composite front door with upper etched glass panel with clear glazed lights to side into:

**Entrance Hall 2.94m x 2.54m**

Glazed to two sides. Centre light point. Oak laminate floor.

**Sitting Room 5.79m x 4.34m**

Oak laminate flooring. Centre light point. Stairs to first floor. Understairs cupboard. Central brick chimney breast with dual aspect stove. Oak mantel. Sky and TV points. Double radiator. Oak door with central glazed panel into:

## Open Plan Kitchen

**Sitting Area 5.79m x 3.55m**

Oak laminate flooring. Dual aspect windows. Central brick chimney breast with oak mantel, dual aspect multi burning stove. Double radiator.

**Dining Area 3.57m x 2.96m**

With inset light spots. Full height French doors out via stone steps to rear patio and garden. TV point.

**Kitchen Area 4.93m x 2.76m**

Superb range of contemporary base cupboards with brushed steel furniture and tiled splashback. Unit inset five ring CDA electric hob. Inset single drainer, single bowl enamelled sink. CDA dishwasher. Built in CDA oven with microwave over. Extractor over hob. Built in fridge. Built in wine rack. Double glazed upper, clear glass panelled door out to rear patio and gardens. Radiator. Inset ceiling light spots. Door through into:

**Substantial Utility Room 4.27m x 2.54m**

Contemporary fitted base units with inset single drainer, single bowl stainless steel sink. Space and plumbing beneath for washing machine. Space for additional appliance. Grant oil fired central heating boiler. Tiled splashback. Inset light spots. Space for tall fridge freezer. Concertina door into:

**Boiler / Useful Store 1.69m x 1.85m**

With corner mounted Heatra Sadia Premia plus cylinder. Light point. Oak laminate flooring.

**Downstairs WC 1.24m x 0.93m**

Tiled floor. Duoflush WC. Unit inset wash basin with Bristain mixer tap. Wall mounted chrome heated towel rail. Ceiling light point. Wall mounted extractor. From the Sitting Room is full height centrally glazed door through into:

**Inner Hallway 1.90m x 0.93m**

Laminate floor. Ceiling light point. Door to:

**Bedroom No. 4 - 3.93m x 2.64m**

With inset ceiling light spots. Double radiator. Wall laminate floor. TV point.

**Bathroom 3.05m x 2.10m**

With a mosaic tiled floor. Modern white suite comprising shower end bath with fitted shower screen. Fully tiled with shower over bath. Separate shower attachment. Unit inset wash basin with mixer tap and concealed cistern WC. Wall mounted shaver point. Inset light spots. Extractor fan. Chrome heated towel rail.

**Stairs to First Floor** leading up to:

**First Floor Landing 4.93m x 2.99m overall into recessed area** U shaped. Ceiling light over staircase. Velux roof light. Radiator.

**Master Bedroom 4.98m x 8.89m max overall into recessed bay windows.**

Superb views to front and rear over surrounding countryside. Full height French doors with Juliet balcony. Two double radiators. Two light points. TV point. Useful undereaves storage.

**En Suite Shower Room 2.74m x 0.91m**

Fully tiled shower cubicle with pivoted door to front. Mains bar drench shower with additional shower attachment. Concealed cistern duoflush WC. Unit inset wash basin with mixer tap. Shaver socket. Inset light spots. Extractor over shower.

**Bedroom No. 2 - 4.16m x 5.08m max into bay window.**

Centre light point. Double radiator. Panoramic views over surrounding countryside.

**Bedroom No. 3 - 4.21m x 3.76m max into bay**

Views out over the rear. Double radiator. Ceiling light point.

**Family Bathroom 3.83m x 1.95m**

Velux roof light. Fully tiled to two walls. White suite comprising shower and bath with fitted shower screen. Triton Enrich electric shower. Jack and Jill basins with tiled splashbacks with drawer storage beneath. Central shaver socket. Slimline duoflush WC. Double radiator. Tiled floor. Inset light spots. Ceiling extractor.





## Farmyard

Comprise a range of brick built with corrugated roof set of out-buildings which could have potential for conversion or a large variety of uses subject to purchasers requirements and the necessary planning permissions extending to:

### Former Byre 6.40m x 6.35m

Brick built with corrugated roof with concrete floor. Light. Stable door.

### Store Building 6.40m x 3.05m

Archway from Byre. Useful dividing wall providing for store and possible small stable and wash room.

### Attached Former Milking Parlour / Cattle Housing 3.96m x 6.40m

Brick built with corrugated roof. Concrete floor with a rear drainage passage. Concrete dividers. Stable door.

### Modern Steel Framed Fully Clad Building 9.9m x 6.67m

Corrugated roof. Fully corrugated walls. Concrete floor. Vehicular access to one side, pedestrian access to the other. Boarded ceiling with inset lights. Light and power.

### Steel Framed Barn 21.94m x 6.4m

Corrugated roof. Corrugated walls to three sides. Gravel floor with Lean To 21.94m x 5.79m

Wooden construction. Block walls to two sides. Open to front full height. Upper space boarding. Corrugated roof. Concrete floor.

### Additional Range of Buildings

Range of redundant farm buildings comprising:



## Prefabricated Concrete Garage

Partially dilapidated.

**Former Pig Housing 14.63m x 6.62m** Concrete base with block walls. Double doors to front. Pedestrian door at rear divided up into pig cubicles with water system.

### Additional Range of Prefabricated & Block Built Small Stables

To the rear of the patio and rear garden is a dilapidated Nissan hut and an area of rough ground with a stable.

## Land

The Land comprises in the region of 30 acres of grassland suitable for a range of enterprises in a ring fence and all interconnecting with the main house and farm buildings.

## General Remarks

### Viewings

Strictly by appointment through Northallerton Estate Agency

### Tenure

Freehold with vacant possession upon completion.

### Basic Payment Scheme & Environmental Schemes

No Environmental Scheme exists on the land. The land is registered with the RPA, Basic Payment Scheme entitlements will be in addition to the purchase price. The purchaser will pay £180 +VAT per unit of Non-SDA entitlement.

The vendor will endeavour to transfer the entitlements to the purchaser. Northallerton Auctions Ltd will complete the transfer and will charge the purchaser £150+VAT.

### Plans & Areas

The Plans are provided for identification only. Field data, including numbers & areas may vary from Ordnance Survey, RLR maps & Land Registry. Potential purchasers must satisfy themselves with the property.

### Timber, Minerals & Sporting

The Timber, Minerals & Sporting rights are to be included with the freehold as far as they are owned.

### Boundaries

The Vendor will sell all boundaries for which they have an interest in,

### Boundaries

The Land is not within an NVZ designation

## Wayleaves, Easements & Rights of Way

The land 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 other restrictive covenants, and existing and proposed wayleaves for masts, pylons, cables, water, gas pipes whether mentioned in these particulars or not.

## Services

The property is connected to mains water & electricity. Oil fired central heating and private drainage.

## General Binding Regulations 2020

It is understood the septic tank discharges to a soakaway. the Vendor does not give any guarantee that the regulations are satisfied but are believed to be and all offers must take this into consideration.

## Council Tax

The council tax band for the property is C

## Local Authority

Hambleton District Council, Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU

## Method of Offering

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to keep you updated as to how the sale will be concluded.

All expressions of interest should initially be directed to Timothy Pennington MRICS.

## Contact

All enquiries should be directed to:

Timothy Pennington MRICS

Email: [tim@northallertonestateagency.co.uk](mailto:tim@northallertonestateagency.co.uk)

143 High Street, Northallerton, North Yorkshire, DL7 8PE

Tel: 01609 771959

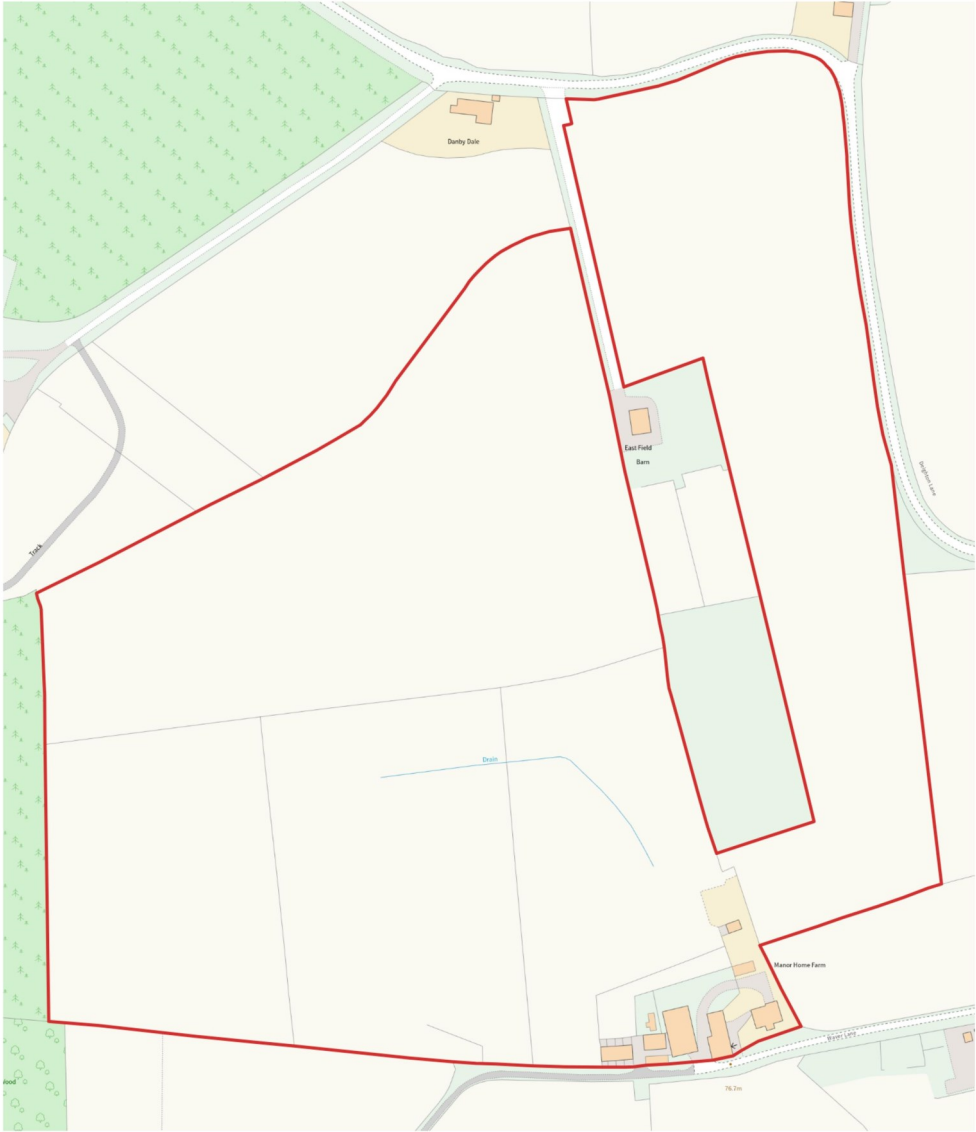




Field No	Cropping	Area	
		Hectares	Acres
4666	Grassland	1.52	3.76
5485	Grassland	3.73	9.22
5762	Grassland	1.86	4.60
6660	Grassland	0.08	0.20
6863	Grassland	1.46	3.61
7684	Grassland	3.56	8.80
Farm House, Garden, Buildings & Yard		0.26	0.65
<b>TOTAL</b>		<b>12.47</b>	<b>30.84</b>

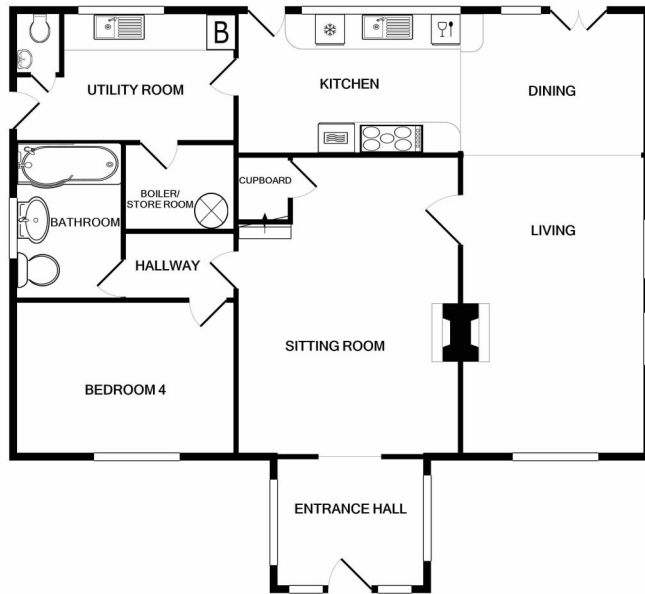


Manor Home Farm

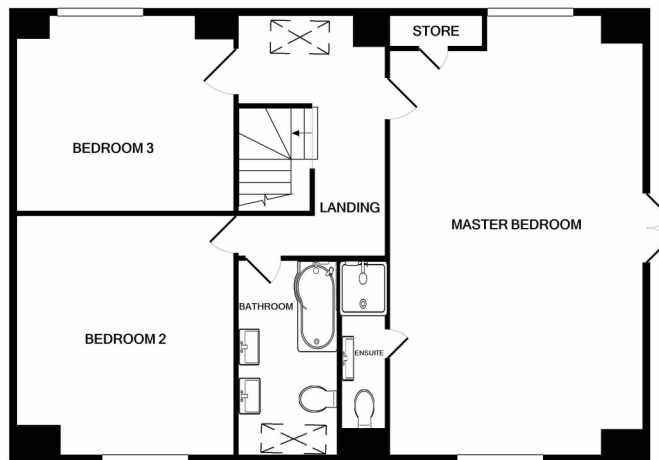


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GROUND FLOOR  
APPROX. FLOOR AREA  
1200 SQ.FT.  
(111.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR AREA  
1082 SQ.FT.  
(100.6 SQ.M.)  
MANOR HOME FARM, DEIGHTON, NORTHALLERTON.  
TOTAL APPROX. FLOOR AREA 2282 SQ.FT. (212.0 SQ.M.)

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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- 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.

