

S.4863



Northallerton
Estate Agency

STONECROFT

STATION ROAD, NORTH COWTON DL7 0HH



A Unique Opportunity to Acquire a 2 Acre Approx Country Property Extending to Detached Substantial Three Bedroomed Bungalow Set in Well Laid Out Grounds & Gardens, Detached Range of Outbuildings Together with Grass Paddocks, In All Extending to 2 Acres or Thereabouts in Highly Sought-After Village Location

- Spacious Three Bed Detached Residence
- Scope for Updating, Modernisation & Ext.
- Detached Range of Outbuildings
- Grounds & Gardens Front & Rear
- Grass Paddock to Side with Sep Access
- Scope for M/L Term Development

Offers in the Region of £650,000

SITUATION

Darlington	8 miles	Richmond	9 miles
Northallerton	9 miles	Teesside	15 miles
A.1	6 miles	A.19	12 miles
Yarm	12 miles	Catterick	8 miles

Stonecroft represents a unique opportunity for the discerning Purchaser to acquire a substantial residence with detached range of outbuildings and paddocks all situated in attractive grounds and gardens and extending to some 3 ½ acres or thereabouts which is superbly situated on the edge of this much sought after and highly desirable North Yorkshire village. The property is nicely set back from the minor road through the village and enjoys a high degree of privacy having substantial, well maintained mature hedging to the front. It sits on a good sized plot with grounds and gardens to front and rear, paddocks to side and a good range of outbuildings and is considered to have development potential subject to purchasers requirements and any necessary planning permissions.

The village of North Cowton is a much sought after, very popular and highly desirable North Yorkshire Village, situated in particularly pleasant open countryside. The village enjoys the benefit of a renowned Public House and Restaurant, Garage and Primary School. There is a Post Office and Shop situated in the nearby village of East Cowton.

The area is well situated in relation to the popular market towns of Northallerton, Yarm, Richmond and Darlington where a full and comprehensive range of educational, recreational and medical facilities can be found together with excellent and varied shopping and weekly markets. The property is additionally very convenient for Catterick and Catterick Garrison.

The property lies within easy and convenient commuting distance of Teesside, Tyneside, Hurworth and the villages around Darlington and Teesside. There is good access onto the A.1 and A.19 trunk roads bringing the major centres of commerce north and south within easy commuting distance. Additionally via Scotch Corner there is direct access onto the A.66 Transpennine route.

There are main line train stations at Northallerton and Darlington bringing London within 2 ½ hours travelling time and additionally via the Transpennine Line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Newcastle, Teesside, Leeds/Bradford and Manchester.

AMENITIES

Shooting & Fishing – The property is attractively placed in an area known for its quality shooting and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park and close to a number of good rivers.

Walking, Riding & Cycling - The area is well served for all of these leisure activities being located in the pleasant rural area which is within easy reach of some outstanding countryside and is also convenient not only for the North Yorkshire Moors and the Yorkshire Dales National Park but also the coast at Whitby, Scarborough and Redcar, all of these areas are renowned for their scenery and the quality of their leisure activities. There is excellent riding in and around the village of North Cowton extending up towards Scorton and across to East Cowton. There is an excellent network of bridle paths and a number of quality livery stables within the area.

Racing – Thirsk, Catterick, Ripon, York, Wetherby, Beverley, Doncaster and Redcar.

Golf – Romanby (Northallerton), Thirsk, Bedale and Darlington.

Communications – A.1 and A.19 Trunk roads are within easy reach.

Schools – The area is well served by good state and independent schools. Local Primary Schools at North Cowton, East Cowton and Great Smeaton. Comprehensive schools can be found at Darlington, Richmond, Northallerton and Yarm. Whilst independent Schools can be found at Ampleforth, Teesside High, Ripon Grammar, Yarm, Polam Hall at Darlington and Queen Mary's at Baldersby all of which are within convenient commuting distance. The property is within the catchment area for Richmond School for which there is a village bus.

Leisure Facilities – There are swimming pools with gyms at Northallerton, Darlington and Richmond and many additional leisure activities available in the surrounding area.

DESCRIPTION

The property comprises a well laid out, 2 acre country property comprising a stone built detached three bedroomed bungalow which is well presented internally and externally and has tremendous scope for further development and sits on a plot that would readily accommodate a more substantial property. It is offered together with a range of former agricultural outbuildings which are nicely detached from the property and could subject to the necessary planning permissions enjoy their own development potential and the property is completed with attractive grounds and gardens together with attached paddock presently laid to grass and in all the property extends to some 2 acres or thereabouts.

The bungalow itself is UPVC sealed unit double glazed and has LPG heating. It has well laid out, attractively presented accommodation with attractive views. It sits nicely in the centre of the plot and has attractive grounds and gardens.

The property is approached from the front through twin wrought iron gates and the front boundary is post and rail fence backed with hedging and deep shrubberies which open out onto lawned front garden with post and rail fencing to the side. The gravelled driveway which runs past the property, turns into the rear of the property and then continues on flagged pathway up to the outbuildings. The northern boundary is a mix of block walling and hedging. There are a number of mature shrubs to the front that provide a high degree of privacy to the property. Off the driveway is a flagged walkway to the front which forms a patio leading to the front door and continues around the side where there are shrub and rose beds. Steps then run off to the southern boundary which gives a pedestrian access to the paddocks through gate. The paddock also enjoys its own access off a minor road in the village. At the rear of the bungalow is a flagged seating and patio area which also offers the possibility of parking and there is a ramp to the rear door. The rear garden is lawned with some mature fruit trees and looks up to the detached range of outbuildings. To the rear of the outbuildings is a small turnout paddock and the main paddock is situated to the south of the property and laid to grass.

The offering of Stonecroft represents an all too rare opportunity for the discerning purchaser to acquire a good-sized smallholding / agricultural property in a highly sought-after North Yorkshire village which is nevertheless ideally placed for commuting to local and national centres of commerce and comes with the added potential for further development. Early inspection recommended.

ACCOMMODATION

In from the front under covered entrance with light through UPVC sealed unit double glazed front door with central etched and leaded glass panel, etched glass light to side leading into:

Entrance Hall

4.88m x 2.66m (16' x 8'9") max overall

Light and airy hall. Radiator. BT Openreach master socket. Telephone point. Coved ceiling. Centre light point. Built in cloaks cupboard with twin doors to front.

Sitting Room (Pics 3 & 4)

4.84m x 3.40m (15'11" x 11'2")

Coved ceiling. Ceiling light point and two wall light points. Feature fireplace comprising stone surround, slate hearth, hardwood mantel shelf. Matching TV plinth to side with hardwood top and TV point. Radiator. Sliding double glazed patio doors out to side to gardens.

Dining Kitchen (Pics 1 & 2)

5.59m x 2.94m (18'4" x 9'8") overall

Wood effect lino floor. Range of beech fronted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset four ring Lamona ceramic hob with brushed steel and glass oven and grill beneath. Tiled splashbacks. Double radiator. Two ceiling light points. Brushed steel extractor over hob. Built in shelved store cupboard. Double glazed window in the dining area. Door through to:

Utility Room (Pic 5)

2.69m x 2.35m (8'10" x 7'9")

With a continuation of the wood effect laminate flooring. Base unit with space and plumbing for washing machine. Space for additional appliances. Wall mounted hanging hooks. Rear double-glazed door with etched glass panel. Window to rear. Sliding internal door gives access to:

WC & Boiler Cupboard

2.35m x 0.98m (7'9" x 3'3")

With half tiled walls. Low level WC with duoflush. Wall mounted Baxi Duotech LPG combination condensing boiler (installed in 2019). Radiator. Window to side. Ceiling light point.

Family Bathroom (Pic 9)

2.28m x 1.72m (7'6" x 5'8")

Fully tiled around bath with wall mounted Mira Sport electric shower over white panelled bath with mixer tap and shower attachment. Matching pedestal wash basin and mixer tap. Duoflush WC. Wall mounted shaver socket. Ceiling light point. Fitted shower curtain track. Radiator.

Internal Hallway

1.52m x 0.86m (5' x 2'10")

Giving access to bedrooms and the attic.

Bedroom No. 3

3.01m x 2.46m (9'11" x 8'1")

Radiator. Ceiling light point.

Bedroom No. 2

4.01m x 2.86m (13'2" x 9'5")

Overbed light pull. Ceiling light point. Radiator.

Bedroom No. 1

3.96m x 2.96m (13' x 9'9")

Ceiling point. Radiator. Overbed light pull.

Gardens

From the front through twin wrought iron gates and the front boundary is post and rail fence backed with hedging and deep shrubberies which open out onto lawned front garden with post and rail fencing to the side. The gravelled driveway which runs past the property, turns into the rear of the property and then continues on flagged pathway up to the outbuildings. The northern boundary is a mix of block walling and hedging. There are a number of mature shrubs to the front that provide a high degree of privacy to the property. Off the driveway is a flagged walkway to the front which forms a patio leading to the front door and continues around the side where there are shrub and rose beds. Steps then run off to the southern boundary which gives a pedestrian access to the paddocks through gate.

Former Piggery

12.19m x 8.23m (40' x 27')

On a brick base with a concrete floor. Central passage. Internal divisions. Wooden ceiling. Twin and pedestrian doors at the front. Pedestrian door at the rear.

Former Deep Litter House

7.32m x 2.99m (24' x 9'10")

Wood ceiling with inset lights. Windows to one side. Presently subdivided into three sections.

Former Deep Litter House

11.89m x 3.66m (39' x 12") approx.

Concrete base wooden walled, tin roofed.

Land

The two paddocks are laid to pasture and in all extends to about 2 acres or thereabouts. Access to the field is off a road running off the main access road. There is a turn in which is stoned and a gated access into the field.

GENERAL REMARKS & STIPULATIONS

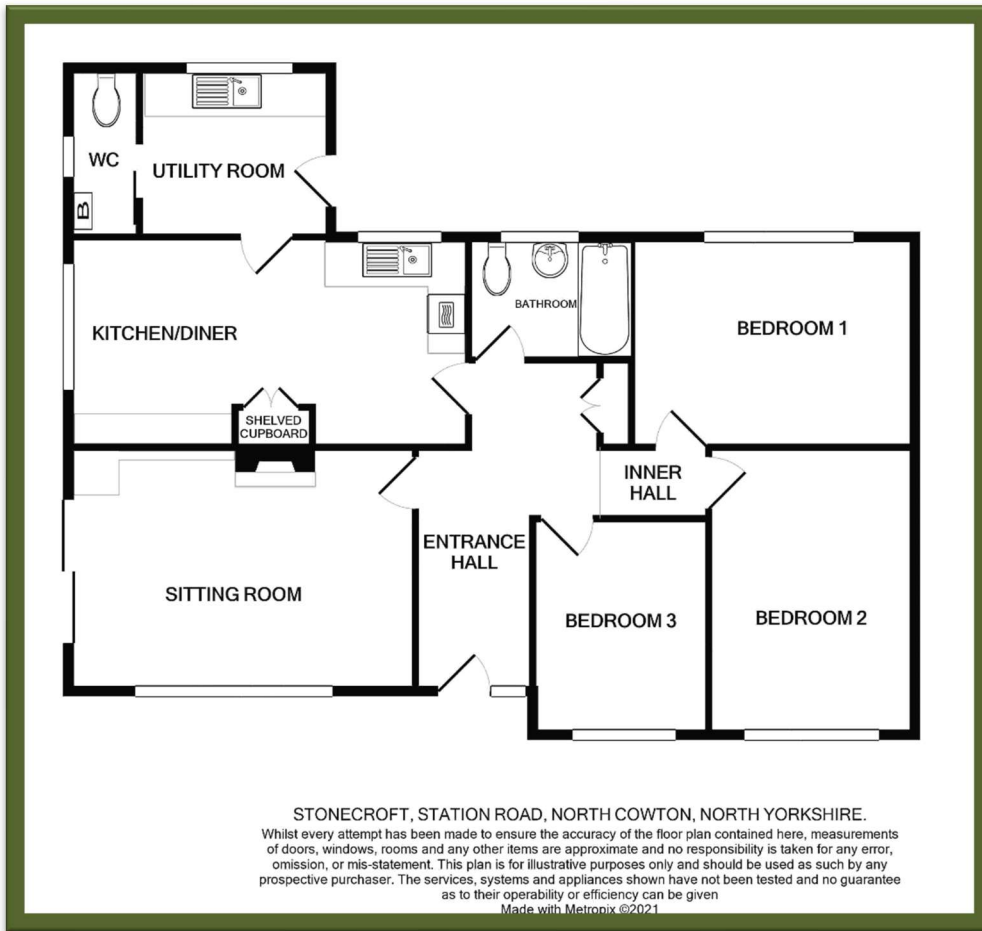
VIEWING – Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES - Mains Water, Electricity and Drainage. LPG Heating.

TENURE – Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY – Richmondshire District Council, Mercury House, Station Road, Richmond DL10 4JX.

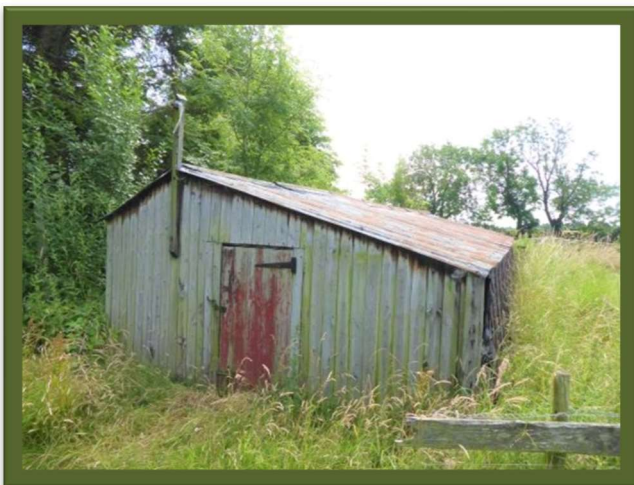
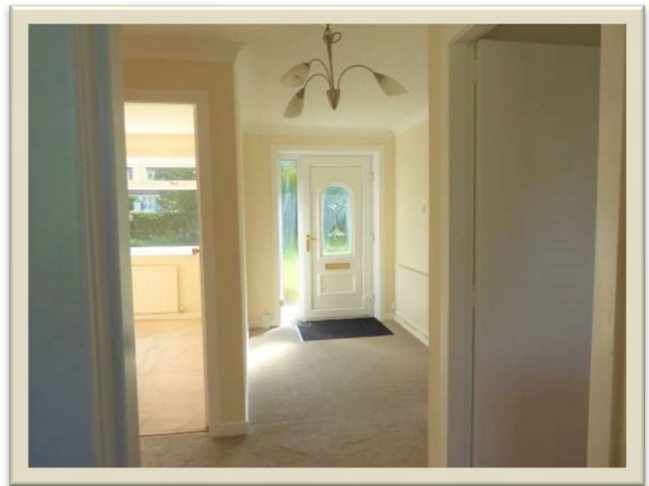
COUNCIL TAX BAND - The Council Tax Band for the property is E.



Pic 1







COMMITMENT

Northhallerton 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.