

MAYFIELD
BULLAMOOD ROAD, NORTHALLERTON DL6 3QW



**A HIGHLY DESIRABLE RURAL PROPERTY EXTENDING TO 5.34 ACRES ENJOYING
A SUPERB POSITION AND VIEWS OUT OVER SURROUNDING COUNTRYSIDE**

- An Immaculately Presented 3-Bed Detached Property
- Well Laid Out and Spacious Rooms
- Good Range of Outbuildings Presently Utilised as Stabling
- Well Established Extensive Grounds & Gardens
- Paddocks Extending to 4.5 Acres or Thereabouts
- Separate Horse Walker & All Weather Menage

Offers in Excess of: £450,000
VIEWING STRICTLY BY APPOINTMENT ONLY

MAYFIELD, BULLAMOOD ROAD, NORTHALLERTON

SITUATION

A.1	5 miles	Teesside	20 miles
Northallerton	1 mile	A.19	4 miles
Darlington	17 miles	York	30 miles

(All distances are approximate)

Mayfield, Bullamood is very conveniently situated on the edge of the popular and thriving market town of Northallerton, the County Town of North Yorkshire. The property enjoys a superb and very pleasant position with open countryside to all sides, a panoramic view over the surrounding countryside and within reasonable commuting distance of Darlington, Teesside and the main transport networks as well as being within walking distance of Northallerton Town Centre.

The property is additionally within easy and very convenient commuting distance of Richmond, Yarm, York, Leeds and Bedale. The local market town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities.

There are a number of attractive villages in the area with Public Houses, in deed the property is only some ½ mile from The Fox & Hounds at Bullamood.

The area is particularly well suited for commuting with an East Coast Main Line Train Station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine Line that calls at this station there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

The aforementioned A1, A19 and A167 trunk roads are within easy reach and offer excellent communication both north and south and also link into the A66 giving communication east and west.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford and Newcastle.

AMENITIES

Hunting & Horses – the property lies within the Hurworth Hunt country and is within easy boxing distance of other locally renowned packs including the Bedale, Sinnington, York & Ainsty North, Bramham, Cleveland and Zetland.

Racing – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

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 Moors and North Yorkshire Dales National Park and close to local rivers and ponds.

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

Leisure Centre – Northallerton, Bedale, Richmond and Darlington.

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is a renowned local hospital situated within Northallerton.

Schools – the area is well served by good state and independent Schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools are at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Golf - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick

DESCRIPTION

Mayfield at Bullamood comprises a particularly well laid out and spacious, immaculately presented 3-bedroomed detached country residence of character and distinction which has been particularly well maintained and extended by the present owners and is offered in excellent condition both internally and externally having enjoyed the benefit of full re-wiring, re-plumbing, re-roofing, complete insulation including cavity walls, underfloor heating and new LPG central heating system.

The property is approached over chippings driveway opening out onto large chippings turning circle which enjoys the benefit of lawned and shrubbed borders.

The property enjoys the benefit of extensive lawned gardens to front, side and rear which are of a low maintenance variety having deep hedge borders to front and open post and rail aspect to rear.

Internally the property is well laid out and spacious and has benefitted considerably from the present owners extension and upgrading and now provides an excellent property for a family. The property has the benefit of underfloor heating and the whole property is wired for Sky multi room and HD.

Internal inspection is essential to appreciate the property.

There is further scope for extension to the property utilising the 2 attic rooms which are at present accessed via extending roof ladder. The present owners have had previous planning permission for a 2 storey extension and would be happy to supply their existing plans.

The property has a good range of detached outbuildings which are formed from traditional and modern farm buildings and are presently utilised for storage, stabling, tack room etc. They could be turned to a number of uses subject to Purchasers requirements and are further complemented by a quality all weather menage and powered horse walker.

The property is presently used as an equine smallholding and the land is nicely divided into a number of paddocks using post and rail fencing.

In the past the property has been utilised as a livery stables and there is excellent hacking within the area together with a good number of bridle paths.

The offering of Mayfield presents a rare opportunity to purchase a substantial 3-bedroomed family house which is immaculately presented, enjoys all the benefits of gardens, paddocks and an excellent range of outbuildings and has a particularly attractive rural position and yet is in walking distance of local market towns and enjoys potential for further development.

ACCOMMODATION

Up laid stone flag pathway and under covered entrance porch though solid oak front door with central etched and leaded glass light into:

Entrance Hall

5.61m x 1.35m (18'5" x 4'5")

With natural laid stone flag floor. Twin ceiling light points. Attic access. Underfloor heating. Door leading to rear patio and gardens. All internal doors are solid oak. Door to side leading to:

Shower Room

2.06m x 1.72m (6'9" x 5'8")

Fully tiled with continuation of the natural tiled floor and enjoying the benefit of good sized corner cubicle with sliding glass twin doors. Wall mounted Mira Sport Max electric shower. Matching pedestal wash basin and WC. Inset ceiling light spots. Inset extractor fan.

Utility Room

2.08m x 3.45m (6'10" x 11'4")

With good range of walnut fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Attractive natural stone tiled splashbacks. Space and plumbing for auto wash. Space and plumbing for dishwasher. Space for fridge and freezer. Wall mounted cloaks hanging rail. Inset ceiling light spots. Wall mounted Halstead LPG gas fired central heating boiler. Under floor heating.

Kitchen

3.50m x 3.71m (11'6" x 12'2")

With excellent range of walnut fronted base and wall cupboards topped with polished granite work surfaces with inset single stainless steel sink with mixer tap. Space and point for gas / electric stove with Belling extractor and light over. Built in with unit matched front fridge and dishwasher. Windows to two sides plus twin Velux roof light and ceiling light point. Natural cut stone flag floor with underfloor heating.

Archway through into:

Dining Room

4.62m x 3.43m (15'2" x 11'3")

UPVC sealed unit double glazed french doors out to rear patio, gardens and paddocks. Continuation of the natural cut stone flag floor with underfloor heating. Inset ceiling light spots. T.V. point. Doorway to:

Sitting Room

4.52m x 4.60m (14'10" x 15'1")

Coved cornice ceiling. Ceiling light point. Twin UPVC sealed unit double glazed french doors out to rear patio, gardens and paddocks. Feature fireplace with light oak surround with brick inset. Cut marble hearth with hearth mounted multi burning stove. Radiator. Door through to:

Garden Room

3.71m x 3.94m (12'2" x 12'11")

Cut stone natural flooring. Double radiator. Four wall light points. Two ceiling light points. Exposed beamed ceiling. Twin UPVC sealed unit double glazed french doors out to rear patio and gardens. TV, Sky and telephone points.

Inner Hallway

2.08m x 1.80m (6'10" x 5'11")

With attic access. Wall light point. Radiator. Useful storage or cloaks cupboard with ceiling light point.

Bedroom No. 1

3.63m x 3.71m (11'11" x 12'2")

Ceiling light point. Double radiator. Nice views out onto front garden. The room enjoys quality freestanding bedroom furniture comprising corner double wardrobe with shelved storage over and useful drawer storage beneath. Four drawer chest. Although not fitted this bedroom furniture will be available by separate negotiation.

Bedroom No. 2

3.60m x 3.55m (11'10" x 11'8")

Radiator. Ceiling light point.

Bedroom No. 3

2.44m x 2.28m (8' x 7'6")

Radiator. TV point. Ceiling light point.

Bath / Shower Room

3.68m x 1.77m (12'1" x 5'10")

Attractive cut stone flooring. Fully tiled walls. Suite comprising Simply Spa bath. Matching duoflush WC and pedestal wash basin. Fully tiled walls. Inset ceiling light spots. Inset extractor. Double shower cubicle with drench main shower and roman sliding doors to front. Underfloor heating and heated towel rail.

Stairs from Inner Hallway up to:

Attic

5.79m x 3.28m (19' x 11')

Ceiling light point. Archway through to:

Second Room

3.55m x 3.40m (11'8" x 11')

Ceiling light point. Double glazed windows to either end providing natural light and ventilation. Good views out.

OUTSIDE

OUTBUILDINGS

The range of outbuildings has a separate access from the minor road which provides useful access to the stabling without the need to disturb the bungalow and could at some future date subject to any necessary planning provide a separate access should the buildings be developed.

Pair of Hodgeson Loose Boxes

3.66m x 3.66m (12' x 12')

Stable doors to front. Internal kicking boards. Automatic waterers and ceiling light point.

Tack Room

5.20m x 3.76m (17'1" x 12'4")

Comprising former byre with concrete floor. Light, power and water. Security stable door to front.

Former Barn

9.14m x 4.93m (30' x 16'2")

Brick built with corrugated roof. Currently divided into 2 loose boxes and central storage or turn out area. Light, power and water. To the rear of this barn is a good area of lawned garden.

Pair of Loose Boxes

7.85m x 4.19m (25'9" x 13'9")

Block built with corrugated roof. Stable doors. Both with corner mangers and light. Concrete Floor.

General Purpose Building

Block built with corrugated roof. Presently divided into four stables and store offering great flexibility as to useage etc.

Stables

3.91m x 4.77m (12'10" x 15'8")

Stable

3.76m x 4.77m (12'4" x 15'8")

Stable

3.60m x 4.77m (11'10" x 15'8")

The above three stables have solid internal walls.

Stable

4.77m x 3.68m (15'8" x 12'1")

One solid internal wall land and one moveable wall.

All stables have concrete floors. Inset corrugated roof lights. Automatic drinkers.

Storage Area

4.77m x 4.65m (15'8" x 15'3")

Full height twin doors. Concrete floor.

Horse Walker

Covered four horse walker, electrically operated .

Menage

6.10m x 12.19m (20' x 40')

Has a fibre sand and rubber flooring and is fully fenced. Gated accesses to three sides.

THE LAND

The land extends to 4.34 acres and comprises 7 post and railed grass paddocks providing for good turn out areas.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Septic Tank drainage. Telephone connection. LPG.

LOCAL AUTHORITY

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

BOUNDARIES

The Purchasers will only sell such interest (if any) as they may have in the fences, hedges, ditches or other boundaries as indicated by inward facing 'T' marks.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is E.





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.

N252 Printed by Ravensworth 01670 713330