

**BROWNLEA
NORTH COWTON, NORTHALLERTON**



**AN IMMACULATELY PRESENTED 5.5 ACRE SMALLHOLDING / EQUESTRIAN PROPERTY
ENJOYING THE BENEFIT OF SUPERBLY REFURBISHED AND EXTENDED 4 / 5 BEDROOMED
DETACHED DOUBLE FRONTED FAMILY BUNGALOW TOGETHER WITH LAID OUT GROUNDS AND
GARDEN, DETACHED STABLING & LOOSE BOXES PLUS TACK ROOM**

- Beautifully Extended & Refurbished
- Ideal Equestrian Property
- Immaculately Presented Throughout
- Offered with Planning Permission for Floodlit
Outdoor Arena and Barn / Storage Building
- Early Inspection Essential

PRICE: £595,000

BROWNLEA, NORTH COWTON, NORTHALLERTON

SITUATION

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

The village of North Cowton is a much sought after, very popular and highly desirable North Yorkshire Village with a thriving residential market situated in particularly pleasant open countryside.

The village is well situated in relation to the popular market towns of Northallerton, 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 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.

The village of North Cowton 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.

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 to wards Scorton and across to East Cowton. There is an excellent network of bridlepaths.

Racing – Thirsk, Catterick, Ripon, York, Wetherby, Beverley,

Doncaster and Redcar.

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.

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. Comprehensive schools can be found at Darlington, Richmond 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.

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

DESCRIPTION

Brownlea at North Cowton comprises a rarely offered 5.5 Acre smallholding / equestrian property situated in a superb village location which enjoys particularly attractive hacking and riding. The property enjoys the benefit of a recently extended and completely refurbished 5 bedroomed double fronted family bungalow which is offered in immaculate condition. The property stands on a superb elevated plot with particularly attractive grounds and gardens extending to areas of chippings hardstanding plus lawned gardens. To the front are lawns with deep mature shrub borders and hedge boundaries whilst to the rear are superb terraced, patios, lawned gardens and seating areas plus steps up to the rear gravelled hardstanding and detached double garage. The property enjoys vehicular access down through the land to the barn which is presently utilised as loose boxes together with the good range of Hodgeson purpose built loose boxes and additional land to the rear. At present the land is laid to pasture and extending to 5.5 acres or thereabouts.

The property enjoys the benefit of Planning Permission for a detached floodlit menage and additional storage building.

ACCOMMODATION

In through covered entrance with quarry tiled flooring and in through UPVC sealed unit double glazed front door with leaded glass central panel and light to side into:

Entrance Hall

37' 6" x 4' 10" (11.42m x 1.47m) with attic access fitted with loft ladder. Coved corniced ceiling. Six wall light points. Glazed double doors leading lounge / dining room.



Sitting Room

12' 3" x 13' 2" max (3.74m x 4.01m) with coved cornice ceiling. Double glazed bay window to front elevation. Wall mounted living flame electric fire. TV point. Surround sound system.

Off the Hallway, French Doors into:

Living Room

25' 0" x 12' 3" (7.62m x 3.74m) with 5 wall light points. Coved cornice ceiling. 2 x double radiators. Television point, Bay window to front elevation. Marble effect fireplace incorporating living flame electric fire. Double glazed window to the side elevation.

From Inner Hall to:

Family Room

17' 1" X 12' 5" (5.21m x 3.79m) plus Hallway. Coved corniced ceiling, 4 contemporary wall light points, solid oak floor, West Fire contemporary multi burning stove; 2 x French Doors out, one leading to quality Conservatory/Garden Room; and the other leading out to rear flagged patio. The family area has double radiator, television point and a telephone point.

Kitchen

13' 11" x 7' 10" max (4.24m x 2.38m) with solid oak floor, quality fully fitted Greenwich oak floor, wall and drawers units with granite work surfaces incorporating 1 ½ bowl sink unit with cut granite drainer to side with mixer tap over. Unit inset Belling fast light, 5 ring hob; Belling built in double oven and grill; built in Ignis dishwasher and built in fridge and freezer with unit matched doors to front. Over hob is a Belling brushed steel extractor hood with extractor and light. Attractive tiled splashbacks; inset ceiling light spots; picture window looking out onto rear garden, patios and paddock land. Door to rear leads to:

Utility Room

8' 6" x 10' 0" (2.59m x 3.05m). Continuation of the attractive Greenwich Oak fitted units incorporating single bowl, single drainer, stainless steel sink unit with mixer tap over. Built in Indesit automatic washer with unit matched door to front. Useful full height cupboard to side with potential to provide a Hoover cupboard. Flagged floor with floor mounted Worcester oil fired

central heating boiler. Attractive tiled splashback. Inset ceiling light spots. Wall mounted radiator. Attic access. Double glazed door leading to the side elevation. Fitted shoe box/store. Panelled door leading to:

WC

3' 1" x 8' 5" (9.94m x 2.57m) with useful built in cloaks cupboard with cupboard storage over. Twin doors to front. Suite comprising duo flush WC with slimline cistern; wall mounted wash basin with easy turn brushed steel tap over. Half tiled walls with brushed steel dado rail. Light over basin. Ceiling light point and extractor.

French Doors from the Family Room into the

Garden Room

9' 0" x 12' 8" (2.74m x 3.86m) with natural oak floor, 2 x radiators, ceiling light point. Double glazed french Doors out to patio and gardens.



Master Bedroom En Suite

13' 4" x 12' 5" (4.06m x 3.79m) with coved cornice ceiling, centre ceiling light point, double radiator. Door to:



En Suite

3' 11" x 12' 3" (1.19m x 3.74m) with under floor heating. Immaculately presented with fully tiled marble floor and walls with contrasting natural stone mini tiled dado rails. Extractor

fan. Inset ceiling light spots. Jack and Jill unit mounted basins with cupboard storage beneath and both having easy turn polished chrome mixer taps over. Wall mounted shaving mirror to rear. Duo flush WC. Double sized shower cubicle with Mira element mains power shower with sliding glass screen to front. Wall mounted chrome heated towel rail and radiator.

Bedroom 2

12' 4" x 10' 2" (3.76m x 3.10m) with radiator, ceiling light point, fitted bedroom furniture comprising corner wardrobe with shelf storage above; double wardrobe, 2 drawer bedside cabinet, matching dressing table with 2 x 3 drawer chest to side. Surround sound system.

Bedroom 3

10' 9" x 12' 5" (3.27m x 3.79m) with ceiling light point and radiator. Channelling for Surround Sound Speakers, built in wardrobe comprising double wardrobe with cloaks hanging, sliding doors to front with matching door to side.

Up oak steps onto solid oak floor into small inner hallway with natural light above and wall light point. Access to the Kitchen/Dining areas and to Bedroom 4.

Bedroom 4

12' 4" x 11' 8" (3.76m x 3.55m) with double radiator, ceiling light point, coved cornice ceiling, built in bedroom furniture comprising corner wardrobe with cloaks hanging rail with useful shelved store cupboards to side and adjacent matching double wardrobe with cloaks hanging rail and shelved storage above and useful storage beneath with glazed panelled doors, matching desk/dressing table with 2 x 3 drawer chest to side and central desk/dressing area.

Bedroom 5/Office

5' 6" x 12' 4" (1.67m x 3.76m) with radiator, ceiling light point, coved cornice ceiling, telephone point.

Family Bathroom

12' 3" x 6' 4" (3.74m x 1.93m) immaculately presented with fully marble tiled floor and walls with quality panelled ceiling with inset ceiling light spots. Particularly attractive quality suite comprising panelled bath with polished chrome mixer tap over, wall mounted wash basin with easy turn polished chrome mixer tap, duo flush slimline cistern WC, separate shower cubicle with Mira element mains power shower with shower tray and curved doors to front, wall mounted brushed steel heated towel rail and radiator. Wall mounted extractor fan. Under floor heating.

OUTSIDE

Driveway to the side of the property leads to extensive chipped hardstanding with large turning circle giving access to the detached double garage. At the immediate rear of the property there is an extensive stone flagged patio which runs around the Conservatory and has steps up to stone flagged drying area. Attractive terraced gardens made up of a mix of chippings with central water feature and grassed areas. Purpose built small dog run with post and pig net around.

Garage

29' 0" x 19' 3" (8.84m x 5.87m)

Block built with tiled roof. Twin up and over doors to front which are electrically operated. Internal concrete floor. Light

and power and extensive eaves storage.

PADDOCK LAND

There is an enclosed paddock with post and rail fencing extending to some 5.5 acres with a corner good sized dog run with a wooden shed on flagged base. There are barns at the top of the first paddock.

Driveway up the right hand side of the first paddock gives vehicular access to the stabling and adjacent barn plus the remainder of the paddocks.

BARN

Block built and converted into 3 stables with a corrugated roof.

Stable 1

15' 9" x 10' 3" (4.80m x 3.13m)

Stable 2

9' 10" x 15' 9" (2.99m x 4.80m)

Stable 3

10' 3" x 15' 3" (3.13m x 4.65m)

All the stables have water laid on and benefit of electricity.

Detached range of stabling by Hodgsons – 4 loose boxes and a tack room with chippings and concrete to front and giving access to the land at the rear.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

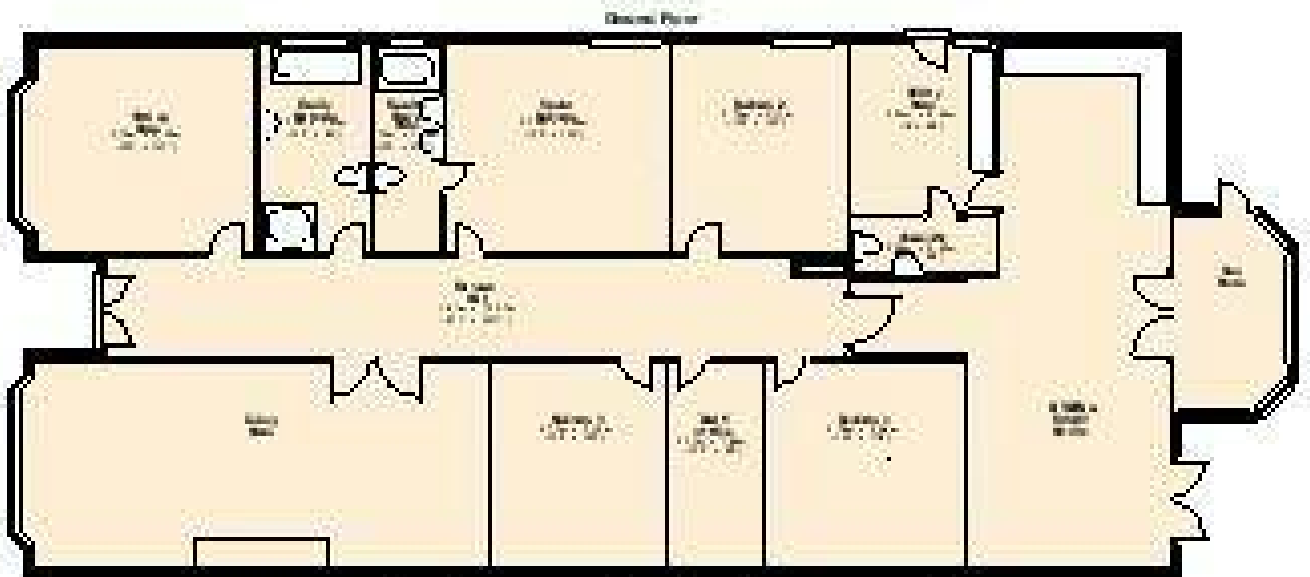
Mains Water, Electricity and Drainage.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is D. Current annual charge £1483.53.





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:

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- 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.
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- 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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