

**LEAKE HOUSE
BORROWBY, THIRSK YO7 4QZ**



**A RARE OPPORTUNITY TO PURCHASE A MOST DELIGHTFUL COUNTRY RESIDENCE OF
OUTSTANDING CHARACTER AND SUBSTANCE SITUATED IN A SUPERB RURAL LOCATION AND
WITH UNRIVALLED VIEWS OVER THE YORKSHIRE DALES & NORTH YORKSHIRE MOORS.
LAND EXTENDING TO APPROX. 8.5 ACRES AVAILABLE BY SEPARATE NEGOTIATION**

- A Generously Proportioned 4-Bedroomed Family House
- Large Loft Space Ideal for Conversion
- Attractive Mature Private Gardens & Grounds
- Large Range of Traditional Outbuildings Including 9 Stables
- Garaging / Workshop, All Weather Menage, Horse Walker
- Attractive Rural Location amidst Picturesque Countryside

Offers in the Region of: £650,000

CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

VENDOR TO PAY STAMP DUTY

Leake House, Borrowby, Thirsk YO7 4QZ

SITUATION

Northallerton	4 miles	Thirsk	4 miles
A.19	½ mile	Teesside	16 miles
Kirby Sigston	1 ½ miles	Ripon	12 miles
Middlesbrough	20 miles	York	25 mile

(All distances are approximate)

This particularly attractive traditional country residence is ideally situated in a quiet yet convenient location on a quiet country road leading over the Cotcliffe Hills from the A.19 trunk road to the village of Borrowby. Borrowby is an area that enjoys particularly attractive countryside together with convenience of good transport networks.

The property is conveniently situated in relation to the local market towns of Northallerton and Thirsk and is within easy commuting distance of a range of further market towns including Ripon, Harrogate and York.

The property is within easy reach of the A.19 and A.1 trunk roads which provide good access to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within easy travelling distance and providing excellent links into the main arterial road networks of the UK.

North Yorkshire has always provided a large amount of equine activities ranging from various levels of Eventing through to Hunting, Racing and Point-to-pointing. This element undoubtedly combines with the provisions of stables and a grass paddock to make Leake House an ideal setting for those wishing to keep horses.

AMENITIES

Shopping – market town shopping is available at Northallerton, Thirsk and Ripon. Whilst large shopping centres of York, Harrogate and Middlesbrough are all within convenient commuting distance.

The major centres of Teesside, Newcastle, Durham & Leeds are all reasonably accessible by the excellent transport networks in the area.

Schools – the area is well served by good state and independent Schools. Local renowned Primary Schools are complemented by good state Schools at Northallerton, Thirsk and Ripon Grammar, whilst independent Schools at Queen Mary's at Baldersby, Cundall Manor at Cundal, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm, Ampleforth and Barnard Castle are all within convenient commuting distance.

Horses & Hunting - the property is situated within the Hurworth Hunt country with the Bedale and Zetland Hunts close by. The renowned packs of the York and Ainsty North, West of Yore and Bilsdale together with the Cleveland and Bramham Moor are within reasonable and convenient boxing distance.

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 and close to local rivers and ponds.

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

Golf – Romanby (Northallerton), Thirsk, Harrogate, Darlington, Bedale, Richmond and Catterick

Walking – the area is well served for attractive walking and cycling

with some particularly attractive countryside and scenery situated around the property including Kepwick Moor and Black Hambleton which are only approximately one mile from the property.

Theatres – Harrogate, Darlington, Richmond, Durham, Newcastle and York

Leisure Centres – Northallerton, Thirsk, Darlington, Richmond, Bedale and Scotch Corner.

Communications – the A.1 and A.19 trunk roads are very conveniently situated within easy travelling distance of the property and provide excellent access to routes north and south and in addition connect into the A.66 trunk road providing good transport networks east and west.

Main Line Train stations are situated at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hour approximately. 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 Teesside (25 minutes), Newcastle and Leeds/Bradford.

The property is situated within easy reach of the North Yorkshire Moors and North Yorkshire Dales and is within one hour of the Coast at Whitby, Scarborough and Redcar, where further extensive leisure activities can be found.

DESCRIPTION

Leake House comprises a traditional stone built Yorkshire family residence constructed under a tiled roof and set in the midst of generous and mature landscaped grounds and gardens. The property internally is immaculately presented, well laid out and spacious and enjoys UPVC sealed unit double glazing and oil fired central heating. The property enjoys quality solid oak fitted kitchen with granite work surfaces and inset range together with attractive substantial reception rooms, four double bedrooms together with master bedroom with en suite bathroom. There is additional scope for extension in the extensive attic subject to Purchasers requirements and the necessary building regulations. Externally the property as mentioned enjoys attractive grounds and gardens together with a range of traditional outbuildings presently used as garaging and stabling and could subject to Purchasers requirements provide potential for holiday cottage conversion subject to the necessary Planning Permissions. The property would ideally lend itself to equine uses enjoying at present a full sized all weather floodlit menage together with a powered horse walker.

The property is offered with the option to purchase approx. 8.5 acres of paddock land by separate negotiation. The land will only be offered to the successful purchaser, but may be additionally available to let by the successful purchaser.

Inside Leake House there remains an air of grandeur that one would expect from a property of this age and stature. The large rooms, hallways and open staircase coupled with the property's many original features and sympathetic updaing combine to create a spacious family home which still retains the ability to become a more formal environment should it be required for functions.

As a whole the property is well presented with oil fired central heating and UPVC sealed unit double glazing and early inspection is recommended to appreciate the property, its position, presentation and situation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Entrance Hall

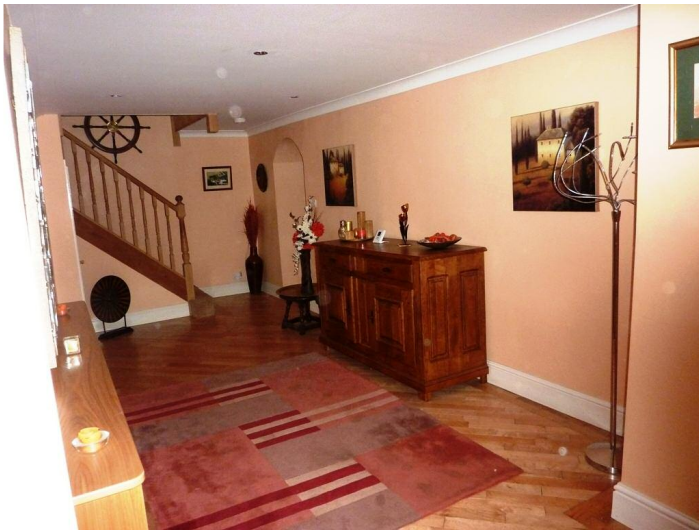
5.00m x 1.54m (16'5" x 5'1")

Coved ceiling. Ceiling light point. Double radiator. Maple wood floor. Inset matwell. Opening out via arch to the rear into:

Large Main Hallway

7.74m x 2.66m (25'5" x 8'9")

Staircase to First Floor. Coved corniced ceiling. Inset ceiling light spots. Double radiator. Maple wood floor. Useful understairs storage cupboard. Side entrance with UPVC sealed unit double glazed door. Cloaks hanging.



Living Room

4.49m x 8.04m (14'9" x 26'5")

Coved corniced ceiling. Inset ceiling light spots. Two double radiators. Two wall light points. Ornamental former fireplace set into chimney breast. Attractive maple wood floor. Telephone point. TV point. Part glazed door through to Dining / Kitchen. Superb views out to rear garden. Front and rear display window ledges.

Dining Room

4.37m x 4.21m (14'4" x 13'10")

Beamed ceiling. Coved cornices. Ceiling light point. Double radiator. Attractive chimneybreast with wood beamed lintel. Natural laid stone flagged hearth and hearth mounted wood burning stove. Display window ledge. Views onto rear enclosed garden. This room is currently utilised as a second sitting room.

Dining Kitchen

9.19m x 5.05m (30'2" x 16'7") max

Nicely divided into Kitchen and Dining Areas with the main kitchen enjoying a craftsmen hand built solid oak kitchen by the Woodsmiths of Northallerton comprising an extensive range of base and wall cupboards with wrought iron door furniture. Central work station with extensive range of base cupboards and drawers. Built in Bosch dishwasher with unit matched front. Cut black granite work surfaces with inset 1 ½ bowl Belfast sink having mixer tap over. Space and point for cooker. Unit matched display shelving. Double radiator. Cut marble floor. Whirlpool fridge and freezer. Ceiling spot light tracks. Built in unit

matched oak dresser / larder cupboard. Windows to two sides providing for a nice degree of natural light. The Dining area enjoys a continuation of the marble flooring. Coved corniced ceiling. Ceiling light point.

Large Utility Room /Tack Room

3.62m x 4.90m (11'11" x 16'1")

Central beam. Three ceiling light points. Cloaks hanging. Plinth mounted Belfast sink. Space and plumbing for dishwasher. Floor mounted Worcester Danesmoor 26/32 oil fired central heating boiler. Door into Garage and then into Stabling.

WC

1.54m x 1.52m (5'1" x 5')

Corner mounted wash basin with mixer tap. WC. Ceiling light point.

Stairs to First Floor with exposed and polished light oak balustrade, spindles and steps leading up to:

L Shaped Landing

Beamed. Ceiling light point.

Bedroom No.1

4.27m x 5.25m (14' x 17'3") max

Double radiator. Ceiling light point. Built in wall length wardrobes with.



En Suite Shower Room

3.07m x 1.59m (10'1" x 5'3")

Fully tiled with suite comprising mains power shower matching pedestal wash basin and WC. Wall mounted heated towel rail / radiator. Inset ceiling light spots. Ceiling mounted Ventaxia extractor fan. Velux roof light. Shaver light and socket.

Family Bathroom

3.42m x 2.40m (11'3" x 7'11")

Fully tiled with contrasting Aquatic dado rail and inset display tiles. Suite comprising corner shower cubicle with Mira Excel mains shower with sliding doors to front. Large tiled panelled bath with mixer tap and shower attachment over. Matching duo flush WC and Disney wash basin with Mickey Mouse taps. Inset ceiling light spots. Extractor fan. Full height heated towel rail/radiator. Central beaming to ceiling.



Bedroom No. 2
4.59m x 5.03m (15'1" x 16'6")

Central beam. Coved corniced ceiling. Ceiling light point. Double radiator. Built in bedroom furniture comprising built in double wardrobe. Folding louvre doors to front. Cloaks cupboard / linen store.

Bedroom No. 3
4.64m x 4.44m (15'3" x 14'7")

Central beam. Ceiling light point. Double radiator. Window looking out over surrounding countryside.



Bedroom No. 4
4.08m x 3.35m (13'5" x 11')

Coved corniced ceiling. Ceiling light point. Centre beam. Double radiator.

Door off Landing gives access to 2nd Floor.

Loft
10.61m x 7.32m (34'10" x 24')

Extensively beamed. Tremendous scope for further residential accommodation subject to Purchasers requirements and the necessary building regulations. Ceiling light point. Power.

LAND

There is a good range of grass paddocks extending to some 8.15 Acres (3.29 Has) approximately.

OUTBUILDINGS

The property offers a large range of outbuildings, the majority of which are geared towards equestrian use. Adjoining the rear of the property is a large range of stone/brick buildings under tile, which provide a Garage (with access to loft over Utility), Four Stables and a Tack Room. Opposite this range is a further brick under tile building providing a further Five Stables.

To the rear (south) of these buildings is a large expanse of concrete hardstanding which has a base for further Stabling and also to one end is a Monarchies walker on a concrete base with space for five horses. There is a purpose built all weather floodlit Menage with a mix of chip, rubber and fibre sand.

Wessex Garage
4.01m x 5.00m (13'2" x 16'5")

Attached stone built with up and over door, concrete base and pedestrian door to rear which gives access to the garden.

Two Loose Boxes

Box 1
3.35m x 5.18m (11' x 17')

Inset roof light. Automatic feeder.

Tackle / Feed Store
5.25m x 3.35m (17'3" x 11")

With concrete floor. Door to rear. Ceiling light point. Automatic water feeder. Built in roof light. Water point.

Door to another range including:

2 Loose Boxes
Frontal Store Area / Former Kennel
Store Shed

Further Block of Stables

Brick built with pantile roof. Divided up as follows:

Loose Box
3.05m x 3.62m (10' x 11'11")

Internal Stable
3.68m x 3.55m (12'1" x 11'8")

With automatic drinker. Corner trough

3 Further Loose Boxes

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water. Mains Electricity, Drainage to Septic Tank.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross,
Northallerton, North Yorkshire – Tel: (10609) 779977.

COUNCIL TAX BAND

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

MODE OF OFFERING

The property will be offered initially by Private Treaty.





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.

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