

**BRINDLEWOOD**  
**EAST HARLSEY, NORTH YORKSHIRE DL6 2DB**



**An Attractively Positioned, 4-Bedroomed Detached Bungalow Set in  
Approximately 3.85 Acres with General Purpose Building, Workshop & Three  
Paddocks**

- 4-Bedroomed Accommodation
- Oil Fired Central Heating
- UPVC Sealed Unit Double Glazing
- Detached General Purpose Building
- Garage & Stable
- Set in 3.85 Acres or Thereabouts

**Offers in the Region of: £325,000**

**SUBJECT TO AN AGRICULTURAL OCCUPANCY RESTRICTION**

# BRINDLEWOOD, EAST HARLSEY DL6 2DB

## SITUATION

Ingleby Arncliffe	1 mile	A.19	1 mile
Teesside	14 miles	Thirsk	10 miles
Northallerton	8 miles	Yarm	8 miles

(All Distances are approximate)

The village of East Harlsey enjoys the benefit of a superb rural location which is ideally placed for access to both local and national centres of commerce, with the major centres of Teesside, Darlington, York, Harrogate all being within easy travelling distance. The village has the benefit of many traditional facilities including a Church, Public House, Village Hall, which is all conducive to a thriving local community. The village is well positioned between the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

## AMENITIES

Market town shopping is available at Northallerton, Stokesley, Yarm and Thirsk. The major centres of Teesside, Leeds, Durham and York are all very accessible.

### Schools

The area is well served by good state and independent schools with primary schools at Ingleby Cross; state comprehensive schools at Northallerton and Stokesley, with independent schools at Polam Hall, Darlington, Hurworth, Teesside High, Yarm, Ampleforth and Queen Mary's at Baldersby.

### Shooting and Fishing

The property is attractively positioned in an area known for its quality shoots and good fishing, being within easy reach of the North York Moors and the Yorkshire Dales, and close to local rivers and ponds.

### Hunting

The property lies within the heart of Hurworth Hunt country and a convenient distance of a number of renowned packs, including the Bedale, West of Yore, Bilsdale, Cleveland, York and Ainsty.

### Racing

Racing is at Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

### Golf

Golf courses are at Romanby, Darlington, Thirsk, Bedale and Stokesley.

### Walking & Cycling

The area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

### Leisure Centres

There are leisure centres at Northallerton, Stokesley and Yarm.

### Communications

The A19 trunk road is within approximately 1 mile of the property giving good access to major routes north and south.

The mainline train station is at Northallerton providing direct access between Edinburgh and London, providing a journey time to London of approximately 2 ½ hours.

## Airports

International airports can be found at Durham Tees Valley, Newcastle and Leeds/Bradford.

## DESCRIPTION

**Brindlewood** comprises a substantial 4-bedroomed detached bungalow residence situated in a pleasant rural location and enjoying the benefit of gardens and grounds extending to some 3.85 acres or thereabouts.

The bungalow enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. It has well laid out and spacious accommodation extending to four bedrooms, two bathrooms and generous reception room. Externally the property has good grounds and gardens to three side together with three useful grass paddocks and also timber shed, dog kennel and useful general purpose building.

**The property is subject to an Agricultural Occupancy Condition.**

## ACCOMMODATION

In up quarry tiled steps to front door which is UPVC sealed unit double glazed with clear glass light to side into:

### Entrance Hall

**4.62m x 3.83m**

Presently used as a dining area with doors off the principal living rooms and bedrooms. Ceiling light point. Coved corniced ceiling. Centre ceiling rose. Double radiator. Access to Bathroom. Access to:

### Kitchen

**4.59m x 3.89m**

With an excellent range of fitted base and wall cupboards, work surfaces with inset sink with twin drainer. Diplomat 920 brushed steel and glass double oven and grill. Stove 4 ring calor gas hob. Built in dishwasher. Extractor hood over hob. Coved ceiling. Ceiling light point. Laid wood laminate floor. Tiled splashback. Two fridges both with unit matched doors.

### Utility Room

**4.58m x 2.22m**

Tiled floor. Ceiling light point. Base unit with inset double drainer single bowl stainless steel sink unit with mixer tap over.. Space and plumbing for auto wash. Space for dryer. Useful built in cloaks cupboard with cloaks hanging rail and cupboard storage over. Built in airing cupboard housing lagged cylinder with immersion heater with useful storage beneath. Floor mounted Myson oil fired central heating boiler. Walk in pantry. UPVC sealed unit double glazed door leading to the rear garden.

### Sitting Room

4.63m x 3.75m

Coved corniced ceiling. Centre ceiling rose. Light point. Radiator. TV point. Three wall light points. South facing with sliding doors onto the rear patio.

### Lounge

5.93m x 4.27m

Coved corniced ceiling. Centre ceiling rose. Light point. Feature fireplace with marble surround and mantle shelf. Tiled hearth. Inset cast surround with inner grate. Two radiators. Four wall light points. Windows to three sides.

Off Entrance Hall is Inner Hallway

### Bathroom & Shower Room

With coloured suite comprising beech panelled bath, separate shower cubicle with mains Mira shower and pedestal wash basin and WC. Ceiling light point. Greenwood Airvac extractor fan. Chrome towel rail. Fully tiled floors and walls. Window to the rear.

### Second Bathroom

2.70m x 2.44m

Coloured suite comprising corner bath, pedestal wash basin and WC. Ceiling light point. Coved ceiling. Heated towel rail/radiator. Wood laminate floor. Fully tiled walls.

### Bedroom No. 2

4.50m x 3.32m

North and west facing. Fitted wardrobes. Coved ceiling. Ceiling light point.

### Bedroom No. 1

3.41m x 3.31m

West facing. Fitted cupboards and wardrobes. Coved ceiling. Ceiling light point. Radiator. Central dressing table.

### Bedroom No. 3

4.01m x 3.68m

North facing. Fitted robes. Radiator. Ceiling light point. Windows to two sides.

### Bedroom No. 4

3.67m x 2.71m

East facing. Coved ceiling. Ceiling light point. Radiator.

### OUTSIDE

The property is approached over tarmacadam driveway which leads up to concrete hardstanding to the front of the garage with a water supply.

The gardens to the south, east and west are attractive and provide a good backdrop to the property. There is a small paddock to the west and east. There are two further smaller paddocks, timber shed and dog kennel, nicely laid out around the property. The land extends to some 3.85 acres or thereabouts.

### Timber Stable

With light.

### General Purpose Shed

45' x 15'

A 3 bay building with concrete floors. Yorkshire boarded sides and Big 6 asbestos sheet roof. Pitched roof and double sliding doors to the west elevation.

### Garage

Twin up and over doors. Light and power. Water connected.

### Integral WC

7.70m x 7.30m

### GENERAL REMARKS & STIPULATIONS

#### Viewing

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

#### Services

Water, Electricity and Drainage. Gas is provided via LPG tank.

#### Wayleaves & Easements

There are no known wayleaves or easements but the property is sold subject to any that may exist.

#### Single Farm Payment

The land is not registered for Single Farm Payment entitlements.

#### Conditions

The property is subject to an **Agricultural Occupancy Condition**. The guide price takes account of the existence of an agricultural occupancy condition. Interested parties will be asked to reasonably demonstrate both their ability to comply with the Condition and their agricultural need for this property. The Condition requires that:-

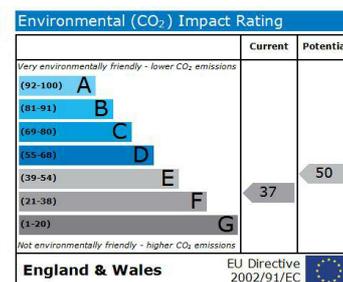
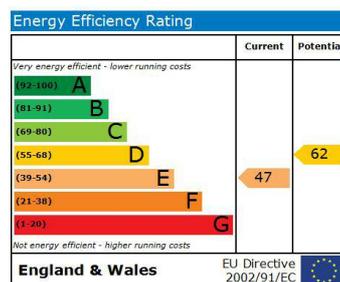
“The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture, or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person.

#### Local Authority

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: 016098 779977.

#### Council Tax

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





**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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