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**MOSSA GRANGE**  
**LITTLE LANGTON, NORTHALLERTON, DL7 0TL**



**A Unique / Exciting Lifestyle & Development Opportunity  
In a Highly Sought After North Yorkshire Location  
Comprising:**

**Substantial 6 Bedroomed Country House with Scope to Provide  
Two Annexes Subject to Planning Permission  
Detached Range of Traditional Barns Enjoying Planning Permission for  
Conversion to Three Residential Units  
Grounds, Hardstanding, Paddocks & Arable Land Extending to  
23.83 Acres or Thereabout**

**Offers Invited for The Whole in the Region of:**

**£1,200,000 - £1,400,000**

**Scope to Separate Subject to Purchasers Requirements**

# Mossa Grange, Little Langton, Northallerton

## SITUATION

Northallerton	4 miles	Richmond	13 miles
Darlington	14 miles	Teesside	21 miles
A.1	7 miles	A.19	11 miles
Catterick	7 miles	Yarm	20 miles
York	30 miles		

**Mossa Grange** is well situated in a nice elevated position, well set back from the B.6271 Northallerton to Scorton road on the edge of the hamlet of Little Langton. This puts the property within very convenient distance of the sought after market towns of Northallerton, Richmond and Bedale and within very convenient commuting distance of Darlington, Teesside and Catterick.

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.19 and A.1 trunk roads which are very conveniently situated in relation to the property and offer additional access to all the major centres of commerce.

The local market towns and particularly Northallerton offer a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The towns of Northallerton and Darlington are further complemented by East Coast main line train stations running on the London to Edinburgh line and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine Line there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

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

The property lies in an area of particularly attractive countryside and is situated within an hours travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar. In and around the property itself there is access to good bridle ways and footpaths.

## AMENITIES

**Shooting & Fishing** – the property is very attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors National Park, North Yorkshire Dales and close to good local rivers and ponds

**Racing** – Thirsk, York, Weather, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** - Romanby, Thirsk, Bedale, Catterick, Darlington and Richmond

**Schools** – The area is very well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Richmond, Thirsk and Bedale, whilst independent schools can be found at Teesside, Polam Hall, Darlington, Yarm, Ampleforth, Queen Mary's at Baldersby,

Cundall and Aysgarth.

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

**Leisure Centres** - Northallerton, Richmond, Bedale, Darlington.

Additional leisure activities can be enjoyed at Northallerton where there are rugby, football, cricket and tennis clubs. There are a number of gyms within the town.

## DESCRIPTION

The offering of Mossa Grange represents a unique and exciting lifestyle and development opportunity in a highly sought after North Yorkshire location and briefly comprises:-

A substantial 6-bedroomed country house constructed of brick under a pantile roof which enjoys very well laid out and spacious, immaculately presented generous accommodation throughout. It enjoys the scope, subject to Purchasers requirements and any necessary Planning Permissions to provide a substantial family house with two self-contained annexes for the extended family or those with dependent relatives.

It stands in a superb position with panoramic views over the surrounding countryside and enjoys UPVC sealed unit double glazing, oil fired central heating and has under the present ownership been completely refurbished both internally and externally. It stands in good sized grounds and gardens with particularly attractive lawned gardens to the front and side.

Detached from the main house is a tremendous range of traditional agricultural barns which enjoy the benefit of Planning Permission for conversion to three generously proportioned residential units which will subject to conversion enjoy a host of attractive architectural features both internally and externally.

The property is completed by grounds, paddocks and agricultural land together with currently extensive hardstanding extending to some 23.83 acres or thereabouts.

The offering of Mossa Grange presents an all too rare opportunity for the discerning purchaser to acquire a substantial family house which will readily accommodate an extended family together with a superb development opportunity all set in a good sized acreage which could be utilised for a number of equine, livestock or farming enterprises. A particular feature of the site is its excellent layout which will allow all properties within the site to have direct access to land and paddocks subject to Purchasers requirements.

**Early inspection recommended to fully appreciate this unique and exciting property.**

## **Mossa Grange, Little Langton**

### **Entrance Hall**

**6.97m x 1.34m (22'11" x 4'5")**

With central archway enjoying a coved ceiling, two ceiling light points. Double radiator. Inset matwell. Wall mounted cloaks hanging. It at present is fitted with carpets but has quarry tiled floor beneath. Stairs to First floor. Access to inner hallway with large understairs cupboard 2'8" x 7'.

### **Sitting Room**

**4.52m x 4.90m (14'10" x 16'1") max into bay**

Coved ceiling with central beam. Raised Bodart and Gonie multi burning stove on cut marble hearth. Ceiling light point. Two wall light points. Double radiator. TV and Sky connections. Superb views out onto front lawn and paddock.

### **Living Room**

**4.49m x 4.90m (14'9" x 16'1") max into bay window**

With coved ceiling. Centre beam. Feature fireplace comprising carved pine surround and mantle shelf. Tiled hearth with inset cast surround and grate. Ceiling light point. Radiator. TV and Sky connections. Built in shelved store cupboard. Door to Breakfast Kitchen.

### **Dining Room**

**4.77m x 3.05m (15'8" x 10')**

Central beam. Inset ceiling light spots. Coved ceiling. Double radiator. Telephone points. Presently used as a games room. Door through to Family Room.

### **Office**

**3.05m x 3.35m (10' x 11')**

Coved ceiling. Ceiling light point. Double radiator. Telephone points.

### **Family Room**

**6.75m x 4.21m (22'2" x 13'10")**

With door through to Dining room. Wood laminate floor. Two wall light points. Double radiator. TV and Sky points. Full height UPVC panel door to patio. Stairs to First Floor. Built in understairs store cupboard.

**Stairs to First Floor** have stained and polished balustrade and spindles leading up to En Suite Double Bedroom.

Off the Family Room is:

### **Prep Kitchen**

**4.01m x 3.30m (13'2" x 10'10")**

Tiled floor. Attractive range of beech fronted bases and wall cupboards with grained effect work surfaces. Built in brushed steel and glass double oven topped with four ring ceran hob. Unit inset single drainer single bowl stainless steel sink unit. Inset ceiling light spots. Double radiator. Space for fridge. Etched glass french doors into:

### **Store & Utility**

**4.32m x 3.07m (14'2 x 10'1")**

With a concrete floor. Beamed ceiling. Ceiling light point. Space and plumbing for washing machine and dishwasher. Space for fridge and freezer. Trianco Eurostar oil fired central heating boiler. In through UPVC sealed unit double glazing door.

### **First Floor Landing**

With attic access. Stripped pine door into:

### **En Suite Double Bedroom**

**4.27m x 3.88m (14' x 12'9")**

With windows to two sides providing natural light. Two radiators. Two wall light points. Built in double wardrobe.

### **En Suite Bath & Shower Room**

**2.96m x 2.25m (9'9" x 7'5")**

With fully tiled shower cubicle with mains shower. Beech panelled bath with shower attachment over. Matching pedestal wash basin and WC. Inset ceiling light spots. Wall mounted heated towel rail. Built in linen cupboard.

### **Ground Floor Breakfast Kitchen**

**4.29m x 4.57m (14'1" x 15')**

With tiled floor. Quality range of beech fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Harlequin tiled splashbacks. Unit matched integral dishwasher and fridge freezer. Built in brushed steel and glass fronted Diplomat double oven and grill with unit inset four ring Schott Ceran electric hob with brushed steel extractor over. Unit matched glass fronted, glass shelved display cabinets, work surface matched breakfast bar. Inset ceiling light spots. Double glazed panel door out to patio and gardens. Door to:

### **Utility Room**

**4.37m x 2.10m (14'4" x 6'11")**

With a continuation of the attractive tiled floor. Built in unit matched shelved store cupboard. Space and plumbing for washing machine. Space for additional appliances. Double radiator. Ceiling light point. Stairs to En Suite Double Bedroom. Door to:

### **Rear Entrance & Boot Store**

**3.05m x 3.10m (10' x 10'2")**

With a continuation of the tiled flooring with under floor heating. Ceiling light point. Plinth mounted Belfast sink. Space for numerous appliances. Door to outside. Door through to:

### **Boiler Room**

**1.95m x 1.11m (6'5" x 3'8")**

Oil fired central heating boiler with Heathra Sabia mega flow pressurised cylinder with shelved storage over.

### **Downstairs WC**

**0.91m x 1.13m (3' x 3'9")**

With continuation of the tiled floor. Ceiling light point. Duoflush WC. Radiator.

From the Utility Room are stairs with balustrade and spindles to:

**Separate En Suite Double Bedroom**  
**4.54m x 4.23m (14'11" x 13'11")**

With substantial central beam. 2 ceiling light point. Double radiator. Attic access. Twin stripped pine fronted store cupboard with potential to provide for wardrobing. Door through to:

**En Suite Shower Room**  
**2.08m x 3.22m (6'10" x 10'7")**

With heavily beamed ceiling. Corner shower cubicle. Triton mains shower. Duoflush WC. Pedestal wash basin. Bathroom cabinet. Double radiator. Ceiling light point.

**Main Stairs to First Floor** have painted balustrade and spindles leading up past half landing to:

**First Floor Landing**  
**2.38m x 2.33m (7'10" x 7'8") overall**

Coved corniced ceiling. Ceiling light point. Door to:

**Bedroom No. 4**  
**3.05m x 3.35m (10' x 11')**

Coved ceiling and ceiling light point. Double radiator.

**Bedroom No. 2**  
**3.60m x 4.08m (11'10" x 13'5")**

With coved ceiling. Ceiling light point. Double radiator. Views out onto front garden and paddocks.

**Bedroom No. 3**  
**4.54m x 3.01m (14'11" x 9'11")**

With coved ceiling. Double radiator. Ceiling light point. Attic access.

**Master Bedroom**  
**4.52m x 4.08m (14'10" x 13'5")**

Coved ceiling. Ceiling light point. Double radiator.

**Bath & Shower Room**  
**2.10m x 2.89m (6'11" x 9'6")**

With half tiled walls. Suite comprising separate fully tiled shower cubicle with curved sliding doors and mains shower. White suite comprising panelled bath with shower attachment over. Pedestal wash basin and WC. Inset ceiling light spots. Extractor fan. Shaver light socket and mirror. Heated towel rail.

**AGENTS COMMENT**

**As can be seen from the accommodation there is tremendous scope to utilise the two wings as separate annexes subject to**

**Purchasers requirements and any necessary Planning Permissions or they would ideally make self-contained units for the extended family.**

**OUTSIDE**

**Grounds**

To the front the property enjoys a substantial lawn which would facilitate tennis court, 5-a-side pitch etc. or could be landscaped subject to Purchasers requirements. At present it is walled to two sides with post and rail to the front and having gated access into the adjacent field.

Adjacent to the front of the property are two substantial areas of patio with central brick base natural stone topped steps leading up to UPVC sealed unit double glazed front door within inner etched and leaded glass window and matching panel over leading into the main house.

To the side the property has a separate garden which is predominantly lawned with former orchard enjoying fruit trees. This garden is partly walled and provides a very private garden with tremendous views out together with detached garage and workshop.

**Detached Garage & Workshop**  
**9.04m x 8.12m (29'8" x 26'8")**

Block built and externally brick clad with corrugated roof. Roller shutter door to front. Light and power. Concrete floor. Door to:

**Inner Workshop**  
**3.88m x 3.35m (12'9" x 11')**

With door from side garden. Light and power. Corner wash basin with water heater over. WC.

**Garden Room**  
**5.56m x 3.30m (18'3" x 12'10")**

Concrete floor. French doors out to the good sized side garden.

To the rear of the garden room is a small area for growing juvenile trees.

**Detached Stable Block**  
**7.92m x 5.49m (26' x 18')**

Presently utilised for hay and straw storage and stabling.

**Range of Detached Former Agricultural Buildings, Barns & Stores with Planning Permission for Residential Development**

Detached from the main property and standing in their own elevated position are an attractive range of former agricultural buildings, barns and store. They are brick built under a pantile roof; they enjoy a host of attractive architectural features and enjoy the benefit of planning permission for conversion into three residential units (see plans attached).

At present there is Planning Permission for two x 3 bedrooled and one x 2 bedrooled conversions however subject to planning there is tremendous scope to provide two substantial properties and the barns sit adjacent to present hardstanding which would make well laid out good sized gardens and adjacent to 7 acres of paddock land which would be easily divisible between the properties.

Internally the properties enjoy granaries, heavy beaming, are constructed of handmade brick and have potential for superb vaulted ceilings. The properties will come with the benefit of a potential courtyard, gardens and the aforementioned paddocks.

### **Agricultural & Paddock Land**

The land at present which is nicely arranged around the property is presently laid to paddock and arable and extends as follows:

Field No	Has	Acres	Description
2179	3.16	7.7	Grass
2172	0.701	1.73	Steading/Gardens
0058	3.324	8.21	Arable Land – Wheat
2064	<u>2.50</u>	<u>6.19</u>	Perm Pasture
	9.685	23.83	

The paddock and arable land offers tremendous scope to utilise the property for an equestrian property, livestock enterprises or other uses to suit the purchaser and will nicely divide between the proposed barn conversions and the main house with a clear division between.

The field to the front of the property has a good sized range of ponds which are currently naturally stream fed and are currently carrying a good amount of wild duck and geese and we are verbally informed by the Vendor they are also well stocked with coarse fish.

### **THE PROPERTY IS SHOWN EDGED RED ON THE ATTACHED PLAN**

### **GENERAL REMARK S& STIPULATIONS**

#### **SERVICES**

Mains Water, Electricity, Septic Tank Drainage to the main house. Purchasers will have to make their own enquiries with regard connecting to the proposed conversions.

#### **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.

#### **VIEWING**

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

### **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 F. The annual charge is £2063.76.

### **PLANNING PERMISSION**

Planning Permission was granted on appeal in accordance with the terms of the Application, Ref 11/02034/FUL, 13 September 2011. A copy of the decision is available for inspection at our offices or at the property.



**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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