

THE BUNGALOW MARLPIT LANE, BALDERSBY, Y07 4PQ



An Immaculately Presented, Well Laid out & Spacious, Recently Refurbished 2-Bedroomed Detached Bungalow Residence in a Sought after & Highly Convenient Rural Location Offered Together with Adjacent Paddock & Former Nursery Gardens in all Extending to 1.6 Acres or Thereabouts.

- Newly Fitted Kitchen & Bathroom
- Tremendous Scope for Further Extension
- Well Laid Out Grounds & Gardens
- Paddock, Former Nursery & Buildings
- Quiet Attractive Rural Location
- Convenient for Northallerton, Ripon, Thirsk & A1

Offers in excess of £250,000

THE BUNGALOW, BALDERSBY

SITUATION

Ripon	5 miles	Masham	11 miles
Thirsk	6 miles	Pickhill	4 miles
A1	1 ½ miles	Busby Stoop	2 miles
Northallerton	11 miles	York	24 miles

(All mileages are approximate)

The property is easily accessed from the A61 being in the centre of the village Baldersby. The village of Baldersby is very conveniently situated in relation to the local market towns of Ripon, Thirsk and Northallerton and within convenient commuting distance of the Harrogate, York, A1 and A19 trunk roads. The presence of such good arterial road networks provides excellent commuting to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within easy and convenient travelling distance and additionally provides excellent access onto the main road networks of the UK.

The highly desirable hamlet of Baldersby situated between Thirsk and Ripon enjoys the benefit of village farm shop, Church designed by the famous Victorian Architect, Butterfield and the village enjoys a long history going back to the Domesday Book.

AMENITIES

Shopping – Market town shopping is available at Ripon, Thirsk and Northallerton whilst larger centres are available at Harrogate, York, Darlington and Teesside which are all within convenient commuting distance. The Major centres of Leeds, Newcastle and Durham are all readily accessible.

Schools - the area is well served by good state and independent Schools with good comprehensive schools to be found at Thirsk, Northallerton and Harrogate. In addition there is the locally renowned Grammar School at Ripon. Whilst independent schools are at Queen Mary's at Baldersby, Cundall Manor, Queen Ethelbergs, Polam Hall at Darlington, Hurworth House, Teesside High, Y arm and Ampleforth. Additionally there is a Primary School at Baldersby St James.

Horses & Hunting – The property is situated on the edge of the Bedale and the York & Ainsty North country with additionally renowned local packs within boxing distance including the Zetland, the West of Yore, Bilsdale, Cleveland and Bramham.

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 the North Yorkshire Dales and close to good local rivers and ponds. The River Swale is within walking distance.

Additionally the property is only an hour from the coast at Scarborough, Whitby and Redcar offering further quality fishing opportunities.

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

Golf - Ripon, Harrogate, Northallerton, Thirsk, Darlington, Bedale, Richmond and Catterick.

Walking / Cycling - the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property and down towards Ripon.

Theatres – Ripon, Darlington, Richmond, Durham, Newcastle and York.

Leisure Centres - Ripon, Northallerton, Thirsk with swimming pools

at Thirsk, Ripon and Northallerton.

Hospital – the renowned Friarage Hospital at Northallerton and good hospitals at Harrogate.

Communications - the A1 and A19 trunk roads are both within five miles of the property and provide excellent access to routes north and south and in addition connect into the main arterial road networks of the UK.

Train Stations - Main line train stations are situated at Northallerton, Darlington and Thirsk providing direct access between Edinburgh and London and providing a journey time to London of 2 ½ hours 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 Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

DESCRIPTION

The property comprises a recently refurbished well laid out and spacious, immaculately presented 2-bedroomed bungalow residence. The property is constructed of brick under a pantile roof and sits nicely to the fore of a large plot which enjoys to the front a chippings driveway enjoying dual entrances and central turning circle to allow easy access and exit. The central turning area is lawned. The front is bounded by hedges and post and panel fencing providing for a nice degree of privacy. The chippings driveway gives access to the attached garage. Whilst to the rear the garden opens up to a good sized chipped patio seating area with the main rear garden laid to lawn with post and panelled fencing to three sides. Pedestrian gates provide access to the rear field with separate gated access to the adjoining former nursery. Overall the site extends to approximately 1.6 Acres or thereabouts. The rear paddock is meadow which has recently been cut whilst the adjoining former nursery comprises a range of former glass houses and workshops and open area offering tremendous scope for a number of uses subject to purchaser's requirements and any necessary Planning Permissions.

The bungalow itself has recently been refurbished and enjoys UPVC sealed unit double glazing and LPG central heating. Externally it enjoys UPVC soffit boards and gutters whilst internally there is a quality fitted kitchen and bathroom together with new floor coverings and decoration throughout.

The property sits in a superb position in the centre of this highly sought after rural hamlet / village location and there is considered to be considerable medium to long term potential for future development upon the site subject to obtaining the necessary Planning Permissions.

The offering of the bungalow presents an all too rare opportunity to acquire a superbly positioned bungalow with tremendous scope for extension situated on a good sized plot which offers scope for home work or additional income producing enterprises in a sought after yet quiet rural location.

ACCOMODATON

In from the front up step through UPVC sealed unit double glazed front door with central coloured and leaded glass light into:

Entrance Hall

16'11" x 3'3" (5.16m x 99m)

And opening out to the rear 6'4" (1.93)

Enjoys the benefit of radiator, 2 x ceiling light points, telephone point and attic access. Door into:

Living Room

16'1" x 15'1" Max into bay (4.91m x 4.60m)

To the front good sized bay window with display window ledges, feature former fire place which is now ornamental with a wood veneer hearth. Two double radiators, ceiling light point, TV point and coved ceiling. French doors through into:

Kitchen

14'6" x 12'9" (4.41m x 3.89m)

With newly fitted quality Shaker style kitchen with good range of base and wall cupboards. Wood effect surfaces with inset Hotpoint shot ceramic four ring electric hob with Hotpoint brushed steel and glass oven beneath, brushed steel and glass extractor over with inset extractor and light. Built in Indesit dishwasher with unit matched door to front, built in Indesit fridge freezer with twin unit matched doors to front. Fully tiled splash back, fully tiled floor with central island enjoying breakfast bar to rear. Inset single drainer, 1 1/2 bowl stainless steel sink unit with mixer tap over. Wall mounted Worcester combination Calor gas fired boiler serving hot water and central heating. Built in wine rack, double radiator, inset ceiling light spots. UPVC sealed unit double glazed patio doors out to rear giving access to rear patio gardens and paddock. Door to:

Utility Room

12' x 3'9" (3.66m x 1.13m)

With built in base unit, having cupboard to side, with single drainer, single bowl stainless steel sink unit over with mixer taps. Space and plumbing beneath for autowash. Built in base unit, which would provide space for dryer. Ceiling light point, door to:

Bedroom 1 (Front)

12'6" x 12'10" (3.81m x 3.91m)

Enjoys the benefit of ceiling light point and radiator.

Bedroom 2 (Rear)

11'4" x 11' (3.45 x 3.35m)

With ceiling light point and radiator.

Bath/Shower Room

7'7" x 6'2" (2.31m x 1.88m)

Newly fitted white suite comprising fully tiled shower cubicle with Triton mains shower and curved twin shower doors to front, panelled bath with half tiling around with dado rail. Pedestal wash basin with tiled splash back, duo flush WC, wall mounted shaver socket, wall mounted extractor fan, inset ceiling light spots, wall mounted towel rail/radiator and wood laminate floor.

Garage

15'6" x 9'7" (4.72m x 2.92m)

Side area 4'7" x 7'4" (1.40m x 2.23m) Suitable for workshop.

Integral garage, with pedestrian door to side, archway to rear giving access to coal store. Up and over door to front. The whole area enjoys the benefit of light with 3 x ceiling light point and power points, concrete floor.

Former Coal House

7'6" x 4'8" (2.28 x 1.42m)

Which would provide for useful garden storage, additional workshop space or space for additional appliances, subject to purchasers requirements. Door to rear giving access to the garden.

Paddock

Presently sown to meadow grasses with hedge and post and panel fenced boundary.

Former Nursery

Access from the garden is via a stone path which gives access to the

former nursery area which at present has an area of former orchard and growing areas together with an extensive range of glasshouses. At present the glasshouses require refurbishment but in essence comprise:

Glasshouse

66' x 14'2" (4.31m x 20.1m)

On a brick base with earth floors, constructed of aluminium and glass walls and ceilings with some trellising inside.

Former Arch Hot House

36' x 12' (10.97m x 3.66m)

With central walkway and earth and beds to sides. Constructed of plastic corrugate, wood and metal frame. Open areas from former additional store.

Wood Store

32'2" x 16'7" (9.81m x 5.06m)

Pole barn construction with corrugated roof.

Former Workshop

26'2" x 17'2" (7.97m x 5.23m)

Enjoys the benefit of light and power. Timber framed construction, clad with inset corrugated roof lights. Has a former wood burning stove. Also with the benefit of fitted work benches.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 771959

TENURE

Freehold with Vacant Possession upon completion.

COVENANT

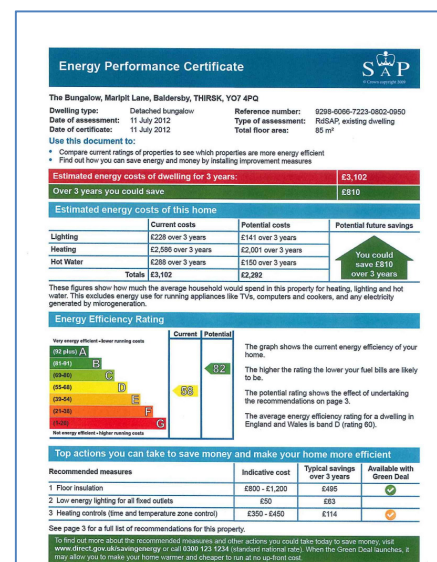
The paddock and former nursery area sold subject to a 40% uplift in value as a result of: Any development within the meaning of the Town and Country Planning Acts on the property or any part of it within fifty years of the date of this deed of covenant. (Apart from the erection of any horse stables or any buildings used for agriculture, horticultural or garden purposes or the keeping of horses on the property or the use of the property for horticulture or garden land which shall not be classed as development for the covenant) without first paying to the Vendors in title heirs or assigns forty per cent (the share) of the Nett Development Value.

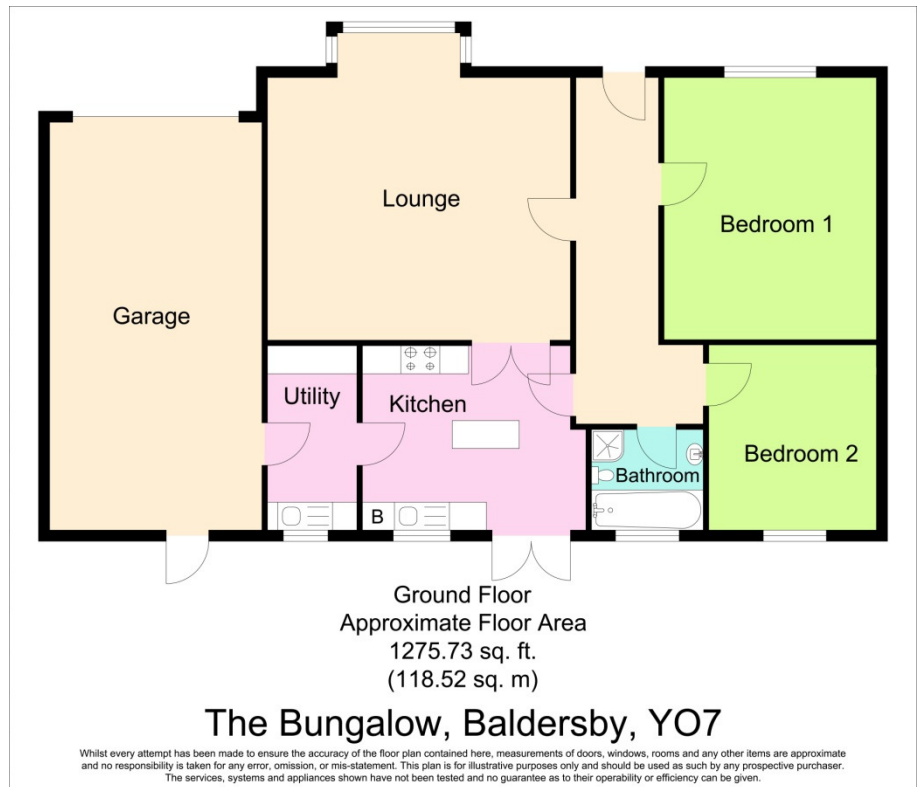
COUNCIL TAX BAND

We are verbally informed by Harrogate District Council that the Council Tax Band is Band **D**, **£1575.72** per annum.

SERVICES

Mains water, electricity and drainage.





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.