

**THE OLD BARN & COW CLOSE FARM,
LEYBURN, NORTH YORKSHIRE
DL8 5JJ**



A Unique & Exciting Lifestyle & Business Opportunity with Scope for Development in a Highly Sought After North Yorkshire Location Comprising:
4/5 Bedroomed Substantial Barn Conversion
Adjacent Traditional 3-Bed Farmhouse in need of Updating & Modernisation,
Detached Range of Outbuildings & Workshop,
4 Acres Grounds, Gardens & Paddocks
Including Camping & Caravan Club Licence for 5 Caravans & Unlimited Tents,
2 Additional Blocks of Agricultural Land Extending to 14.69 Acres or Thereabouts.

Offered for Sale as a Whole or in Three Lots

GUIDE PRICE:

Lot 1: Comprising 2 Houses Set in 4 Acres - £800,000 - £850,000

Lot 2 & Lot 3: Guided at £10,000 Per Acre

THE OLD BARN, COW CLOSE FARM, & COW CLOSE FARM, LEYBURN, NORTH YORKSHIRE

SITUATION

Spennithorne	2 ½ miles	East Witton	3 ½ miles
Leyburn	1 mile	Ripon	20 miles
Northallerton	18 miles	Bedale	11 miles
Catterick	8 miles	Richmond	11 miles
Hawes	17 miles	A.1	12 miles

(All distances are approximate)

The Old Barn and Cow Close Farm are idyllically situated in a slightly elevated position with panoramic views over the surrounding countryside just outside the thriving much sought after North Yorkshire village of Leyburn which enjoys a good range of amenities and services together with fantastic leisure activities in and around the village. The village enjoys a nice range of traditional shopping with further market town shopping and services are available at Bedale, Masham, Richmond and Hawes, whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough, Teesside and Harrogate.

The property situated as it is within 12 miles of the A.1 trunk road enjoys good access in all directions and the major centres of Leeds and Newcastle are both within convenient commuting distance and the A.1 links into the main arterial road networks of the UK making all major centres accessible.

There are main line train stations at Northallerton and Darlington on the East Coast line linking London to Edinburgh and bringing London within two and a half hours commuting distance from the main line train station at Northallerton.

In addition the Transpennine line runs from Northallerton Station and this gives access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

AMENITIES

Shooting & Fishing – The property is attractively placed in the Yorkshire Dales close to local rivers and Angling associations and grouse moors.

Racing – Close to the Middleham Racing stables within easy travelling distance of Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf - Akebar, Bedale, Masham, Thirsk, Romanby (Northallerton) Catterick and Darlington.

Schools – The area is well served by good state and independent schools, local comprehensive schools can be found at Leyburn, Bedale, Richmond and Northallerton whilst independent schools can be found at Aysgarth (Newton le Willows), Polam Hall, Darlington, Ampleforth, Queen Mary's at Baldersby, Barnard Castle and a number of schools in and around the Harrogate and Ripon areas.

Walking and Cycling – Leyburn lies adjacent to the Yorkshire Dales National Park where there is superb walking and cycling in Wensleydale and surrounding areas.

Leisure Centres - Richmond, Bedale, Northallerton and Darlington. Additional sporting pursuits of rugby and football can be enjoyed locally.

DESCRIPTION

The offering of **Cow Close Farm and The Old Barn** presents a rare opportunity for the discerning purchaser to acquire a unique and exciting lifestyle and business opportunity with tremendous scope for development in the highly sought after North Yorkshire location which will come with the benefit of 4 acres of land and includes a caravan licence for five caravan pitches with electricity provided together with good open space for numerous tents. It is considered there is tremendous scope to expand this leisure activity subject to Purchasers requirements and any necessary Planning Permissions.

The two properties are set amongst attractive and landscaped grounds, gardens and paddocks with well delineated public and private areas benefitting from mature hedging, post and rail fencing and good well maintained stock proof dry stoned walls. The properties sit in a superb, slightly elevated position above Leyburn. Both properties are traditionally stone built with the Old Barn having a slate tiled roof, whilst Cow Close has a natural sandstone tiled roof.

The Old Barn has been significantly improved, updated and modernised to a very high standard by the present owners and comes with the benefit of wooden sealed unit double glazing and oil fired central heating. Internally it has well laid out and attractively presented accommodation which would lend itself to a number of residential layouts subject to Purchasers requirements and of particular note are the attractive reception rooms, good sized breakfast kitchen together with superb master suite enjoying en suite facilities and dressing area.

Cow Close Farm has spacious accommodation with scope for refurbishment and updating and could subject to Purchasers requirements and any necessary Planning Permission be extended to provide for a larger second property. The two properties could also provide for a superbly situated Bed & Breakfast business.

The properties are approached over a good tarmac driveway via a five bar gate which runs past the area used for caravanning, part of which is a good open paddock laid to grass. The driveway then splits into accesses for the caravan area, The Old Barn and Cow Close Farm.

The Old Barn is approached over tarmac driveway and there is hardstanding for a number of vehicles and attractive gardens to side leading to the rear where there are substantial areas of lawn, good sized well laid out fruit and vegetable gardens, a good range of outbuildings, greenhousing and storage / workshop buildings together with landscaped gardens that serve both properties.

THE OLD BARN

ACCOMMODATION

The Old Barn is approached from the front over a natural stone flagged patio area which has low level ornamental walls to front and sweeps round to the side. In through traditional hardwood stable door with upper inset bullseye giving access into:

Utility Room

7' 1" x 6' 3" (2.16m x 1.91m)

Fitted base unit with cupboard beneath plus space and plumbing for auto wash, space for dryer, granite effect work surface has inset single drainer, single bowl, stainless steel sink unit, additional unit matched cupboard over which is shelved, and deep tiled display window ledge looking out over private gardens which service this property. Natural stone flagged floor, tiled splashbacks with upper tiled dado rail to the rear of the wash basin, radiator, inset ceiling light spots and attic access. Stripped and polished pine door leading through into:

Downstairs Cloaks Room & Boiler Room

6' 3" x 6' 1" (1.91m x 1.86m)

Continuation of the polished natural stone flooring. Low level WC, extensive wall mounted cloaks hanging with shelved storage above, Worcester slimline oil fired central heating boiler (approximately 2 years old), ceiling light point.

Farmhouse kitchen

20' 10" x 12' 4" (6.5m x 3.76m)

Stripped and polished pine stable door, continuation of the natural stone flagged flooring with wrap around honeyed pine kitchen comprising extensive range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer Carron Phoenix granite sink with mixer tap over and additional cold water drinking tap with filter system. Attractive tiled splashbacks, central stove plinth suitable for Rangemaster type cooker with stained and polished lintel beam over, painted exposed stone chimney breast, space and plumbing for dishwasher, space for fridge freezer and space for additional appliance presently utilised for a freezer. Inset ceiling light spots, attic access, telephone point and television point. There is a central island in the kitchen with base cupboards, double radiator, and additional stable door out to lobby with rear door giving access to rear patio and gardens. There are windows to two sides providing a high degree of natural light.

Inner Hallway

22' 2" x 9' 11" (6.75m x 3.02m) overall in a 'u' shape

Serves all the downstairs rooms together with stairs to first floor. Four wall lights, double radiator.

Sitting Room

16' 0" x 15' 4" (4.88m x 4.67m) max

Feature fireplace comprising exposed and polished stone surround and hearth, hardwood lintel beam over, hearth mounted Morso multi-burner stove, matching stone topped plinth to side. The room has a double radiator, television point, inset ceiling light spots, door to useful understairs store cupboard and telephone point.

Dining Room

15' 3" x 8' 8" (4.65m x 2.64m)

Three wall light points, centre ceiling light point, television point, double radiator. The room is presently utilised as an additional sitting room.

Office/Games Room

16' 10" x 16' 11" (5.13m x 5.16m)

Part beamed ceiling, ceiling light points, stripped and polished pine floor, two radiators and door out to rear. This room could, subject to purchaser's requirements, and any necessary building regulations, provide for a superb additional bedroom as there is space and scope for en suite facilities.

Master Bedroom

13' 5" x 16' 10" (4.0m x 5.13m)

Wall length mirror fronted sliding door wardrobes and storage, inset ceiling light spots, partially exposed beam ceiling, double radiator, television point, and door through into:

En Suite Shower Room

6' 9" x 6' 2" (2.05m x 1.88m)

With fully tiled shower cubicle enjoying a mains shower with sliding doors to front, matching pedestal wash basin and WC, part tiled walls topped with a tiled dado rail, inset ceiling light spot, wall mounted extractor and radiator.

Stairs to First Floor

With stained and polished balustrade and spindles leading to:

Landing

18' 0" x 6' 2" (5.49m x 1.88m)

Inset roof lights providing a high degree of natural light. Two natural inset stone surround display niches, 3 wall light points, and central beam. Landing gives access to:

Linen Cupboard

4' 9" x 6' 2" (1.44m x 1.88m)

Centre ceiling light point, radiator.

Bedroom No. 2

2.74m x 2.84m (9' x 9'4")

With polished wood floor. Centre ceiling beam. Ceiling light point. TV sockets

Bedroom No 3

2.96m x 2.71m (9'9" x 8'11")

With polished wood floor. Centre ceiling beam. Ceiling light point. TV sockets

Bedroom No 1

2.74m x 3.22m (9' x 10'7")

With centre beam. Ceiling light point. Radiator. TV socket.

Bathroom

2.15m x 1.85m (7'1" x 6'1")

With part sunken bath having chrome mixer tap with shower attachment. Fully tiled around. Matching pedestal wash basin and WC. Inset light spots. Double radiator. Extractor fan.

COW CLOSE FARM

To the front of Cow Close Farm is an enclosed traditional cottage garden behind natural stone walling which is stone slab topped with a wrought iron gate to centre. To the side of which is concrete hardstanding area suitable for parking which gives access to adjacent outbuildings which are stone built with slate roof.

Into Cow Close Farm through:

Entrance Vestibule

1.49m x 1.74m (4'11" x 5'9")

Glazed to three sides with a front upper glazed front door. Display window ledges. Hardwood door into:

Sitting Room

4.95m x 4.93m (16'3" x 16'2") max

Ingenook fireplace with exposed stone surround and seating. Natural laid stone flagged hearth. Stained hardwood mantle shelf and over lintel with a hearth mounted multi burning stove which also provides hot water and heating. Central beam. 5 wall light points. TV and telephone points. Deep display window ledge and bay window to front overlooking front garden and across to the paddock. Door through into:

Dining Room

3.47m x 4.69m (11'5" x 15'5")

With attractive heavily beamed ceiling. 3 wall light points. Ornamental fireplace with natural exposed stone plinth to side. Stone hearth and hardwood mantle shelf. Display bay window overlooking front garden and paddock. Double radiator. Telephone point & TV point.

Rear Hallway

5.49m x 1.88m (18' x 6'2")

Nicely divided into two areas with a central archway. Radiator. Ceiling light point. Stairs to first floor. Access to:

Kitchen

3.55m x 4.57m (11'8" x 15')

Oak fronted kitchen comprising good range of base and wall cupboards, granite effect work surfaces with inset Caron Phoenix 1 ½ bowl sink unit with single drainer with mixer tap. Built in Matsui dishwasher with unit matched door to front. Inset New World brushed steel and a glass oven topped with Indesit schott ceran four ring electric hob with extractor hood over. Tiled floor. Ceiling light point. Double radiator. Telephone point. Unit matched corner shelved display niches and display cabinets. Door through into:

Sun Lounge

3.47m x 2.64m (11'5" x 8'8" max)

Exposed stone walls with display ledges. Thermalactic ceiling. Stable door out. Electric heater.

Off the Kitchen is:

Freezer Room /Pantry

1.93m x 0.73m (6'4" x 2'5")

Space for fridge freezer. Shelved storage. Ceiling light point.

At the end of the Inner Hallway

Useful Understairs Cupboard

Cloaks hanging and ceiling light point.

Downstairs Shower Room

2.40m x 1.88m (7'11" x 6'2")

With walk in shower with Triton Power Flow electric shower.

WC. Pedestal wash basin. Ceiling light point.

Stairs to First Floor

Curve past picture window and lead up to:

Landing

2.30m x 1.32m (7'7" x 4'4")

With stained balustrade and spindles. Ceiling light point.

Bedroom

4.32m x 4.79m (14'2" x 15'9")

Central painted beam. Ceiling light point. Double radiator. Views out over garden and across paddock land. Attic access.

Bedroom

3.05m x 4.72m (10' x 15'6")

With central painted beamed. Ceiling light point. Double radiator. Window to front.

Bedroom

2.71m x 1.88m (8'11" x 6'2")

Painted beamed ceiling. Ceiling light point. Low level double radiator. Inset display niche.

Bathroom

2.28m x 1.98m (7'6" x 6'6")

With suite comprising pine panelled cast bath, pedestal wash basin with tiled splashback. WC. Painted beamed ceiling. Ceiling light point. Low level double radiator. Window to rear. Window.

OUTSIDE

A small range of outbuildings that presently comprise:

WC

This is services the caravan area and outside workers. WC and ceiling light point. External wash basin.

External Utility Room

2.79m x 1.77m (9'2" x 5'10")

With sink unit topped with stainless steel sink unit with single drainer. Space and plumbing for washing machine. Space for dryer. Floor mounted Worcester Danesmoor 15/19 oil fired central heating boiler which serves Cow Close Farm. Space for shelving.

OUTBUILDINGS

Two Greenhouses

4.06m x 1.98m (13'4" x 6'6") (Each greenhouse measurement)

Mains Water. On brick bases.

Office

6.20m x 3.68m (20'4" x 12'1")

Block built. Currently divided into useful officer / freezer room / plant room. Light and power. Corrugated roof. Inset roof lights. Mains water.

Pole Barn**9.67m x 6.10m (31'9" x 20') max**

Fully corrugated, clad and roofed. Concrete floor. Internal pit. Presently set up as a workshop but could subject to Purchasers requirements provide livestock housing or storage. Fully opening doors to one gable end with an internal pedestrian access. Light and power.

Lean To**9.67m x 3.66m (31'9" x 12') approx.**

Fully clad. Natural earth floor. Twin metal opening doors to front. Chippings hardstanding at the front.

Concrete Prefabricated Building**9.81m x 6.45m (32'3" x 21'2")**

Presently used as workshop with a corrugated roof. Twin double doors to front. Pedestrian access to side.

Two Nissan Huts**1st Hut****10.99m x 5.18m (36'1" x 17')**

Brick to front and rear. Concrete floor. Previously been used as pic housing but would be suitable for a number of uses.

2nd Hut**10.99m x 5.18m (36'1" x 17')**

Open fronted and panelled with window to rear. Presently used as storage.

GROUNDS & GARDENS

The properties are superbly complemented by well laid out landscaped grounds and gardens comprising attractive areas of lawn, natural laid stone flagged patios, areas of orchard and designated vegetable garden areas, grass areas suitable for additional storage together with a substantial area of paddock presently utilised partly for caravan club licence and partly for additional tenting and grazing.

Around the outside of the barn is a natural laid stone flagged patio and seating area which is bordered by natural stone walling which opens out through pedestrian gate and archway onto the main garden which service the old barn which are laid to lawn with deep shrub borders, post and rail fencing and numerous mature shrubs.

Within the acreage presently offered with the properties there is scope to provide paddocks, a small-scale livestock, equine etc.

Gated access into the garden area to the rear of the outbuildings and provides a secluded garden area which could subject to Purchasers requirements provide a nice entertainment area etc.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

SERVICES

Private Water supply. Mains Electricity. Septic Tank Drainage located in vegetable plot area. Oil Fired Central Heating.

TENURE

Freehold with Vacant Possession upon Completion.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Bands are as follows:

Cow Close Farm – Band E – The Current annual charge is £1894.61.

The Old Barn – Band F – The current annual charge is £2239.07.

PLAN

There is a plan attached to the details as follows: -

Lot 1 is showed edged red on the attached plan and extends to some 4 acres or thereabouts.

Lot 2 edged blue on the attached plan is agricultural land extending to 4.769 Acres.

Lot 3 edged green on the attached plan is agricultural land extending to 9.78 acres plus a large wooden barn in field number 9913 and a stone barn with natural sandstone roof in field number 8309.

SPORTING RIGHTS

The sporting rights are in hand.

LICENCES

The property currently enjoys a Camping & Caravan Club Licence for five units with unlimited tent pitches.

RIGHT OF ACCESS

The property is sold subject to a right of access with the benefit of the Purchaser of Lot 1 to access field number 9394 where the private water supply for the properties is located. This right of way will be put in place should the Purchaser of Lot 1 not purchase Lot 2 and the access will be for upkeep and maintenance of the water supply.



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.
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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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