

S.4304

**FIVE OAKS FARM
BULLAMOOR ROAD, KIRBY SIGSTON,
NORTHALLERTON DL6 3RA**



A Beautifully Situated, Substantial 3/ 4 Bedroomed Detached Family House Set in Attractive Grounds and Gardens with Paddocks Extending to 3.82 Acres or Thereabouts

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Substantial Detached Workshop/Garaging
- Attractive Grounds, Gardens & Hardstanding
- Panoramic Views over Surrounding Countryside
- Paddock Land Extending to 3.82 Acres Approx

Offers in the Region of: £375,000

THE PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION

FIVE OAKS, BULLAMOR ROAD, KIRBY SIGSTON NORTHALLERTON DL6 3RA

SITUATION

Northallerton	3 miles Teesside	19 miles
A.19	3 miles Darlington	17 miles
Bedale	10 miles A.1	9 miles
Thirsk	6 ½ miles York	30 miles

All Distances Are Approximate

Five Oaks occupies a superb and attractive rural position situated about 3 ½ miles outside of Northallerton, within convenient and very easy commuting distance of Bedale, A.1, A.19 trunk roads, Teesside, York and Darlington.

The property occupies a superb rural position with panoramic views over the surrounding countryside and easy access to good local towns and villages.

The nearest town is Northallerton, the County town of North Yorkshire and a thriving market town where an excellent range of educational, recreational and medical facilities are to be found together with good high street shopping and twice weekly markets.

The nearby village of Brompton also enjoys a good range of amenities extending to Primary School, Public Houses, shops and Churches together with local renowned restaurant.

This area of North Yorkshire is ideally placed for commuting with an East Coast mainline train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station with direct access to Newcastle, Middlesbrough, Darlington, Leeds, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service through the village with access to Northallerton and Darlington.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned in an area known 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, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

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

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Equine – The property lies within the Hurworth Hunt country and close to many packs which are within boxing distance including the Bedale, York & Ainsty, Cleveland, Sinnington and the Bilsdale and there are good and attractive areas for hacking out around the property.

DESCRIPTION

Five Oaks Farm at Bullamor comprises a detached 3 / 4 bedroomed substantial family house enjoying well laid out and spacious, immaculately presented accommodation which currently extends to three bedrooms, but can subject to satisfactory building regulations be converted to four bedrooms, nicely situated on three storeys.

The property enjoys UPVC sealed unit double glazing and gas fired central heating. It has extensive cottage gardens together with excellent and extensive hardstanding and is completed with a superb detached quality constructed workshop / garage which could subject to Purchasers requirements and the necessary Planning Permission provide for additional annexed accommodation to the main house or workshop with accommodation over.

The property also enjoys the benefit of paddock extending to 3.28 acres or thereabouts and is currently used for grazing.

The property is sold subject to an Agricultural Occupancy Condition at the current time and Purchaser's must satisfy themselves with regard to this.

The offering of Five Oaks Farm represents an all too rare opportunity for the discerning Purchaser to acquire an attractive, detached family house in a superb rural location with scope for various residential layouts, potential to provide annexed accommodation and enjoying the benefit of a nice area of

grounds suitable for equine or small scale livestock enterprises.

Early inspection recommended to fully appreciate the property, its position and presentation.

ACCOMMODATION

In off the driveway over flagged area and in through UPVC sealed unit double glazed rear stable door into:

Cloakroom

2.13m x 2.03m (7' x 6'8")

With ceiling light point. Radiator. Wall mounted Halstead Eden CBX 32 propane gas central heating boiler.

Downstairs WC

0.96m x 1.95m (3'2" x 6'5")

Duoflush WC. Radiator. Ceiling light point. Extractor fan.

Dining Kitchen

6.10m x 2.66m (20' x 8'9")

Nicely delineated into kitchen and dining areas:

Kitchen

With stained and polished, heavily carved pine base units with inset Belfast sink. Carved and grooved pine twin drainers. Space and point for gas cooker. Space for freestanding cupboards or appliances. Brushed steel extractor. Ceiling light point.

Dining Area

Telephone point. Ceiling light point. Double radiator. Door to:

Utility Room

3.20m x 1.85m (10'6" x 6'1")

With space and plumbing for washing machine. Space for fridges, freezers etc. Ceiling light point. Radiator. Good views out over the front paddock land. Upper glazed oak door through to:

Entrance Hall

3.40m x 2.94m (11'2" x 9'8")

Solid oak floor. Stairs to first floor. Radiator. Ceiling light point. UPVC sealed unit double glazed french doors out to stone circle patio. Doors to sitting and dining rooms. Understairs store cupboard.

Sitting Room

3.27m x 6.10m (10'9" x 20')

With a continuation of the solid oak floor. Twin ceiling light points. Double radiator. TV and telephone points. Feature fireplace comprising cut and carved marble surround hearth and mantle shelf with twin columns to side. Tiled backplate and a hearth mounted multi burning cast iron Jotul stove. Windows to three sides. UPVC sealed unit double glazed french doors out to side patio. Archway to:

Dining Room

2.99m x 2.76m (9'10" x 9'1")

Continuation of the solid oak flooring. Ceiling light point. Double radiator. Window looking onto driveway and across open countryside.

Stairs to First Floor have turned and polished pine balustrade and spindles leading up to:

First Floor Landing

3.22m x 2.99m (10'7" x 9'10") overall

Ceiling light point. Radiator. Solid oak flooring. Stairs to second floor.

Bedroom No. 1

2.64m x 6.10m (8'8" x 20')

Solid oak flooring. Two ceiling light points. Windows to both ends providing for a high degree of natural light.

Bedroom No. 2

3.27m x 6.12m (10'9" x 20'1")

Windows to both ends providing plenty of light. Two ceiling light points. Solid oak flooring. Tremendous views over countryside.

Bathroom/ Shower Room

2.76m x 2.94m (9'1" x 9'8")

Fully tiled shower cubicle with Triton mains shower. Door to front. Half pine panelled walls. Oak flooring. Suite comprising ball and claw mounted bath with mixer tap and shower attachment over. Quality Adelphi pedestal wash basin and high level WC. Ceiling light point. Double radiator. Twin windows over surrounding countryside. Inset light in shower.

Stairs to Second Floor with a turned and polished balustrade, spindles and treads leading up to:

Open Plan Area

9.21m x 3.47m (30'3" x 11'5")

With three inset velux double glazed roof lights. Oak floor. Could subject to satisfactory building regulations provide for two additional bedrooms or a substantial master suite with en suite, dressing room. Access to under eaves storage. Two ceiling light points and ceiling light pull.

OUTSIDE

In through twin five bar gate along a tree lined and hedged driveway and gives access to the property.

Please note this access is owned by the property but there is a right of way for the owner of the adjacent chicken shed and agricultural land to make their access.

There is an area of hardstanding and there is a second driveway which has a five bar gate and driveway to the property. The driveway is hedged on the right and to the left there is a small turn out paddock which then opens up into the main area of paddock which is situated to the front of the property.

To the rear of the property is an extensive area of hardstanding

which gives access to the detached double garage / substantial workshop. To both sides and to the front of the property there are lawned gardens with deep well stocked shrub borders, an area of flagged seating area and to the front there is a stone circle which takes access off the hallway, down steps and this enjoys superb views over the surrounding countryside. There is a further patio which is accessed from the sitting room.

Detached Garage / Workshop
8.50m x 7.28m (27'11" x 23'11")

Brick built with a pantile roof. UPVC sealed unit double glazed windows. Twin roller shutter doors to front, one with a pedestrian access. It has scope and potential for annexed accommodation subject to Purchaser's requirements and the necessary Planning permissions / building regulations. Additional there is a stable door to side. Light and power. Extensive eaves storage area. Concrete base.

GENERAL REMARKS & STIPULATIONS

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

SERVICES – Mains Water, Electricity and Drainage. Propane gas central heating.

TENURE – Freehold with vacant possession upon completion

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 **D**. The current annual charge is **£1467.54**.

RIGHT OF WAY - The access is owned by the property but there is a right of way for the owner of the adjacent chicken shed and the agricultural land to make access for their use.

PLANNING PERMISSION – The property has planning permission for four bedrooms but currently has two bedrooms to first floor and an open plan attic area which could provide for two additional bedrooms on completion of the required building regulations.

AGRICULTURAL OCCUPANCY CONDITION - “The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed in the locality in agriculture as defined in Section 336 of the Town and Country Planning Act 1990 or in forestry, or a dependant of such a person residing with him or her, or a widow or widower of such a person”.





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