

FOR SALE BY PUBLIC AUCTION
LYNCROFT
THORNTON LE BEANS, NORTHALLERTON DL6 3SL



FOR SALE BY PUBLIC AUCTION ON THURSDAY 23RD APRIL 2015 At 7.00PM
WITHIN THE APPLGARTH SALES ROOMS, NORTHALLERTON
An Exciting & Unique Development Opportunity Comprising a 3-Bedroomed Dormer Bungalow Situated in
Gardens & Grounds Extending to an Acre or Thereabouts and Enjoying Tremendous Opportunity for
Re-development & Refurbishment to Provide a Substantial Family House in Superb Rural Location with
Tremendous Views out over Surrounding Countryside

- Substantial 3-Bed Accommodation
- In Need of Full Updating & Modernisation
- Potential for Extension & Redevelopment
- Grounds & Gardens Extending to an Acre App.
- Superb Edge of Village Rural Position
- Panoramic Views over Surrounding Countryside

GUIDE PRICE: £250,000
FOR SALE BY AUCTION UNLESS SOLD PREVIOUSLY

Lyncroft, Thornton le Beans, Northallerton DL6 3SL

SITUATION

Thirsk	5 miles	A.1	10 miles
Northallerton	3 miles	York	30 miles
A.19	3 ½ miles	Teesside	22 miles
Richmond	17 miles	Darlington	18 miles
Yarm	17 miles		

(All distances are approximate)

Lyncroft at Thornton le Beans is particularly attractively situated on the edge of this popular, much sought after rural village midway between Northallerton and Thirsk. The property stands on a superb plot of approximately an acre with access taken from the village via a private driveway offering a high degree of privacy to the property.

The property enjoys a superb plot with panoramic views out over surrounding countryside and its own woodland.

The village is particularly well placed being within easy reach of the A.1 and A.19 trunk roads offering easy access to the national motorway networks.

Within the village of Thornton le Beans is a good Public House and renowned Restaurant. The village, sitting as it does in this superb rural location offers tremendous scope for leisure activities utilising the quiet and scenic country lanes surrounding the village.

The local market towns of Northallerton and Thirsk are within convenient distance and offer a full and comprehensive range of recreational, educational and medical facilities together with good sporting facilities and leisure centres and extensive shopping. The property is ideally placed for commuting with an East Coast main line 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 there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A1 and A19 trunk roads are both within easy access of the property and offer excellent communications and access into the main arterial road networks of the UK. International airports can be found at Durham Tees Valley (35mins), Leeds/Bradford, and Newcastle

AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk, Darlington, Yarm, Bedale and Richmond. The major centres at Teesside, Tyneside, York and Leeds are all readily accessible.

Hospitals – The Friarage Hospital is located approximately 4 miles away at Northallerton.

Schools - The area is well served by good state and independent Schools with local Primary schools available at Northallerton, South Kilvington & Thirsk. Comprehensive schools to be found at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Teesside High, Yarm, Ampleforth, and Queen Mary's at Baldersby.

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 North Yorkshire Dales National Park and close to local rivers and ponds.

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

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

Walking, Cycling & Riding – The area is served for walking and cycling and there is some particularly attractive countryside and scenery around the property.

DESCRIPTION

The property is approached from the edge of this much sought after and highly desirable village through twin brick gate posts topped with beech hedging to either side onto a sweeping driveway with lawned edges and mature trees and shrubs running down and into the main body of the site which extends to an acre or thereabouts with at the top end of the site a detached brick built with pantiled roof 3-bedroomed dormer bungalow which enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. The driveway sweeps past the front of the property and offers good hardstanding for a number of vehicles and loops around to the side into an attached garage.

Externally the property is surrounded by former formal gardens to all sides with of particular note a stone edge sunken garden then opening out into area to the immediate rear of the property where there are sunken stone edged former ponds together with stone edged aforementioned sunken garden which could subject to Purchasers requirements provide for very attractive seating areas and offer tremendous scope for redevelopment. To the right hand side and proceeding then down a slight incline is the former formal gardens and woodland which are at present partially overgrown but offer enormous scope for providing landscaped gardens to the property or a superb wooded area for amenity, small scale livestock production etc. and proceed down to a small beck that runs at the far edge of the property.

Internally the property enjoys UPVC sealed unit double glazing and oil fired central heating. It has well laid out and spacious accommodation which is in need of full updating, modernisation and refurbishment, however it is considered that the property and plot have immense scope for redevelopment to provide for a larger family house in an excellent rural location on a site that would readily accommodate a larger property subject to Purchasers requirements and the necessary planning permissions.

The offering of Lyncroft at Thornton Le Beans presents a particularly rare opportunity to acquire a substantial plot with tremendous potential and a property that has scope for redevelopment / refurbishment.

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

ACCOMMODATION

In off the driveway and up steps through solid oak front door with leaded glass light to side with inset bulls eyes and into:

Entrance Hall

3.22m x 3.55m (10'7" x 11'8")

With solid oak floor. Centre ceiling light point. Skirting board radiators. Oak staircase to first floor. Coved ceiling. Telephone point. Useful understairs store cupboard. Door through to:

Sitting Room

7.59m x 4.27m (24'11" x 14')

With feature ornamental tiled fireplace, mantle shelf and hearth with an inset Baxi grate. Double glazed windows to two sides providing for superb views. Coved ceiling. Centre ceiling light point. Four wall light points. Skirting board radiators to two walls. TV point. Solid wood floor.

With an exposed part polished wood floor, coved ceiling. Ceiling light point. Skirting board radiator. Windows to two sides.

Archway from main hallway leads to:

Inner Hallway

1.42m x 3.20m (4'8" x 10'6")

With built in cloaks cupboard. Airing cupboard to side with lagged cylinder and immersion heater.

Bedroom No. 3

3.66m x 3.32m (12' x 10'11")

With coved ceiling. Ceiling light point. Skirting board radiator. Windows to two sides.

WC

0.86m x 1.85m (2'10" x 6'1")

With WC, ceiling light point. Fully tiled walls.

Bathroom

2.13m x 1.79m (7' x 5'11")

With fully tiled walls. Semi sunken bath. Matching pedestal wash basin. Heated towel rail. Wall mounted heater. Ceiling light point. Wall mounted shaver socket.

Kitchen

4.42m x 3.81m (14'6" x 12'6")

With range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Tiled splashbacks. Space and plumbing for washer. Space and plumbing for additional appliances. Ceiling light point. Window overlooking rear garden. Space and point for electric cooker. Floor mounted Trianco TRO oil fired central heating boiler. Fitted range of store cupboards. Door to side gives access to:

Rear Access

0.96m x 2.28m (3'2" x 7'6")

With quarry tiled floor. Ceiling light point. Sliding door through into:

Integral Garage

6.12m x 3.66m (20'1" x 12')

Light and power. Up and over door to front. Window to rear. Door to side gives access to:

WC / Utility Room

1.18m x 1.64m (3'11" x 5'5")

With WC, plinth mounted Belfast sink. Ceiling light point. Opaque glazed window to rear.

From Rear Hallway door into:

Oil Tank Storage Room

With twin oil storage tanks and ceiling light point.

From Entrance Hallway:

Stairs to First Floor with oak treads and balustrade leading up through a turn to:

First Floor Landing

3.57m x 2.008m (11'9" x 6'10")

Ceiling light point. Access to linen cupboard(4'1" x 6'3"), shelved with a ceiling light point.

Bedroom No. 1

4.93m x 3.40m (16'2" x 11'2")

With ceiling light point. Radiator. TV point. Door to under eaves storage area. Walk in wardrobe with light point.

Bedroom No. 2

3.45m x 3.91m (11'4" x 12'10")

With ceiling light point. Radiator. Doors to under eaves storage. Window overlooking driveway and gardens.

OUTSIDE

Gardens

The gardens run down to the beck and are wooded.

GENERAL REMARKS & STIPULATIONS

VIEWING

The property is available for viewing at all times externally with these particulars however attention is drawn to the rough conditions underfoot and care should be taken when viewing the site. It is considered that children should not be allowed to roam on the site unattended and that particular care is taken during damp weather as there are a number of stone slab pathways around the property which may become slippery. In the woodland area we would ask that you show consideration and care for the flora and fauna and ideally stick to the pathway which has been cut around the site. No attempt should be made to access the bungalow unless accompanied by a member of staff. There will be a number of viewing days and times put aside and these can be obtained from our office during working hours. – Tel: (01609) 771959.

TENURE

Freehold with vacant possession upon completion. The date set for completion is Thursday 21st May 2015 or earlier by negotiation.

SERVICES

Mains Water, Electricity are laid onto the site. It is believed that the property has main drainage however clarity is being sought. It is the responsibility of the purchaser to fully satisfy themselves of the presence and opportunity to connect all services they require.

MONEY LAUNDERING REGULATIONS

Due to the money laundering regulations a cash deposit will not be accepted. Cheques or bankers drafts are acceptable together with proof of identity.

WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way whether public, private, water, light, drains, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, cables, stays, drains, gas, water and other pipes whether mentioned in these particulars or not.

PLAN

A plan is attached for information only to show the boundaries of the site.

BOUNDARIES

The Vendor will only sell such interest as they have in fences, hedges, ditches or other boundaries separating this property from other properties not belonging to them and boundary obligations are shown with inward facing T's.

VENDORS SOLICITORS

Messrs Hunt & Wrigley, The Old Post Office, 83 High Street, Northallerton, North Yorkshire – Tel: (01609) 772502 – The acting Solicitor is Mr Stan Lonsdale.

MODE OF OFFERING

The property is to be offered for sale by Public Auction at 7.00pm on Thursday 23rd April 2015 at the Applegarth Sale Rooms, The Applegarth, Northallerton, North Yorkshire DL7 8LZ.

Mr T W Pennington BSc (Hons) MRICS will be the auctioneer on the evening and if you would like to discuss any matter relating to this sale please do not hesitate to contact him on (01609) 771959.

Legal Enquiries relating to Title should be addressed to the Vendors Solicitor, Mr Stan Lonsdale of Hunt & Wrigley.

AUCTION CONDITIONS

The sale will be conducted under normal auction conditions with the successful Purchaser being required to sign a contract in respect of the purchase and pay a 10% deposit immediately on the fall of the hammer. The completion monies are payable on or before the date set for completion in this case Thursday 21st May 2015.

TELEPHONE BIDS

In the event prospective Purchasers cannot attend the auction and are considering making a telephone bid then they should make arrangements with the auctioneer, Mr Tim Pennington at least seven days prior to the auction. They should confirm their intention to bid by telephone in writing, they should also confirm in writing that they have authorised their Solicitor to make arrangements with the Vendors Solicitors with regard to the payment of a 10% deposit in the event of their bid being successful.

AUCTION VENUE

The Applegarth Sale Rooms, Applegarth Mart, Northallerton, North Yorkshire DL7 8LZ at 7.00pm on Thursday 23rd April 2015.

CONTRACT FOR SALE

The Contract for Sale and the local Searches will be available for inspection by prior arrangement at the Vendors Solicitors offices for at least 14 days prior to auction.

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 Band **F**. The current annual charge is **£2100.79**.





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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