

S.4403

Northallerton
Estate
Agency 

3 PIPER LODGE OSMOTHERLEY, NORTHALLERTON DL6 3PN



**A Well Laid Out & Spacious 4-Bedroomed Family House Standing in 1.5 Acres
or Thereabouts of Gardens, Grounds & Paddocks**

- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Good Sized Gardens
- Detached Stable Yard / Quality Sand Arena
- Paddocks Extending to 1.2 Acres Approx.
- Good Amenities Available in Osmotherley

Offers in the Region of: £349,995

3 Piper Lodge, Osmotherley, Northallerton DL6 3PN

SITUATION

Northallerton	7 ½ miles	Osmotherley	½ mile
Teesside	14 miles	Thirsk	8 miles
A.1	10 miles	Yarm	12 miles
Leeds	40 miles	Newcastle	40 miles

3 Piper Lodge is situated just outside of the picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages nestling as it does at the foot of the Hambleton Hills and the property enjoys excellent access to the village and its host of superb amenities and leisure activities and also to the A.19 which links into the A.66 trunk road which makes the property within easy commuting distance of Teesside, York, Northallerton, Thirsk, Leeds, Newcastle and surrounding areas.

The property is within reasonable walking distance of the village centre and its position enables it to take full advantage of all village amenities whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North York Moors. The property at present is utilised for equestrian pursuits and this area of North Yorkshire enjoys a tremendous range of footpaths, bridleways and excellent riding country. The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended.

Local services can be found within Osmotherley itself, including shops, a well-respected Primary School, Restaurants and Public Houses. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market town of Northallerton – the County Town of North Yorkshire is only a 10 minute drive away.

Whilst being able to enjoy a very pleasant rural position, the property enjoys proximity to the A19 which puts it within comfortable commuting distance of Teesside, Yarm, York, Leeds, the A.1 and A.66 and road network beyond. The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 ½ hours travel time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

A full and comprehensive range of educational, recreational and medical facilities together with shopping are available in the local markets of Northallerton and Thirsk. For larger town requirements Middlesbrough, Teesside and York are all within easy travelling distance.

AMENITIES

Racing – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

Shooting & Fishing – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further away, the Yorkshire Dales National Park and close to local rivers and ponds.

Golf - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

Walking & Cycling – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

Equine – There are numerous bridleways and excellent riding over the North Yorkshire Moors.

Sport & Leisure Centre – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is a renowned local hospital situated within Northallerton.

Schools – the area is well served by good state and independent Schools with a Primary School in the village of Osmotherley. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools include Polam Hall (Darlington), Hurworth House, Teesside Preparatory and High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

DESCRIPTION

The property is predominantly stone built with brick upper elevations and pantiled roof 4-bedroomed semi-detached character residence situated just outside the highly sought after Village of Osmotherley. The property has been developed as part of a select development conversing a former substantial public house to provide for three dwellings all of which enjoy the benefit of good sized grounds and paddock land.

3 Piper Lodge enjoys the benefit of oil fired central heating and UPVC sealed unit double glazing. The conversion has been completed utilising attractive and quality fittings throughout with attractive architraves around solid wood doors, solid oak floors, quality fitted kitchen, bathroom and en suites and the property is offered well laid out, spacious and attractively presented. Externally the property enjoys the benefit of large fully enclosed lawned gardens with deep shrub borders, a detached range of stabling, hay store and stable yard with an adjacent quality sand arena and the property is completed with two paddocks. In all the property extends to 1.5 acres of which 1.2 acres is laid to paddock. The property is approached over block paved pathway and the property enjoys the benefit of four parking spaces. The accommodation extends to:

ACCOMMODATION

In through covered entrance with canopy over through UPVC sealed unit double glazed front door with upper etched glass panel, etched glass lights to side and stone mullion lintel over into:

Entrance Hall
2.38m x 1.52m (7'10" x 5')

With attractive wood laminate floor. Coved corniced ceiling. Centre ceiling rose and light point. Stairs to first floor. Radiator. Turn to:

Inner Hallway
1.83m x 1.29m (6' x 4'3")

With a continuation of the coved corniced ceiling. Centre ceiling rose and light point. Telephone point. Wall mounted cloaks hanging rail. Door to:

Downstairs Cloakroom
1.39m x 1.13m (4'7" x 3'9")

Fully tiled to floor and walls. White suite comprising low level WC. Matching pedestal wash basin. Coved ceiling with centre ceiling light point. Wall mounted mirror and heated towel rail.

Sitting Room
3.32m x 5.89m (10'11" x 19'4") max

With ornate coved corniced ceiling. Twin ceiling rose and light points. Four wall light points. Feature chimney breast with oak mantle shelf, slate hearth, hearth mounted Aga wood burning stove. Solid oak laid floor. Full height UPVC sealed unit double glazed french door out to rear patio and gardens. TV point and double radiator. Picture window.

Living Kitchen
2.99m x 2.79m (9'10" x 9'2")

With an attractive laid wood laminate floor. Coved corniced ceiling. Inset ceiling light spots. Painted pine range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Unit inset Hotpoint Schott ceran four ring electric hob. Under unit

brushed steel and glass oven and grill. Space and plumbing for washer. Space and plumbing for slimline dishwasher. Attractive tiled splashbacks within set feature tiles. Windows to two sides. Brushed extractor over hob. Space for larder fridge. Through the archway into:

Sitting / Dining Area

4.03m x 3.01m (13'3" x 9'11")

With wood laminate floor. Coved corniced ceiling. Ceiling rose and light point. Telephone point. Double radiator.

Door to rear gives access to:

Useful Understairs Store Cupboard

2.25m x 1.37m (7'5" x 4'6")

With wood laminate floor. Ceiling light point. Space for additional appliances and presently utilised as useful tack room and coat store.

Stairs to First Floor has painted balustrade leading up to:

First Floor Landing

14'1" x 3'2" plus recesses 4'7" x 2'8" and 7'4" x 2'7"

Coved corniced ceiling. Inset ceiling light spots. Pull down attic access. Useful shelved linen cupboard.

Bedroom No. 3

2.64m x 3.37m (8'8" x 11'1")

Fitted mirror fronted sliding door wardrobes with hanging and storage. Coved ceiling. Centre ceiling light point. Radiator.

Bedroom No. 4

3.32m x 2.64m (10'11" x 8'8")

With coved ceiling. Centre ceiling light point. Double radiator. Triple robes with sliding doors with hanging and storage.

Bedroom No. 2

3.30m x 3.05m (10'10" x 10') plus wall length fitted robes with ample hanging and storage.

Coved ceiling. Centre ceiling light point. Double radiator.

Master Bedroom

2.51m x 2.66m (8'3" x 8'9") plus wall length wardrobes

With ceiling light point. Coved ceiling. Radiator. Lovely views out to the rear over paddock land.

En Suite Shower Room

1.64m x 1.54m (5'5" x 5'1")

Fully tiled walls. Inset ceiling light spots. Corner curved shower cubicle with Triton Cara electric shower. Matching low level WC and pedestal wash basin. Wall mounted mirror and socket. Tiled floor. Manrose extractor fan. Heated towel rail.

Family Bathroom

1.85m x 1.93m (6'1" x 6'4")

With white suite comprising panelled bath, pedestal wash basin. WC. Fully tiled walls. Triton Cara electric shower over bath. Wall mounted extractor fan. Coved ceiling with inset ceiling light spots. Wall mounted heated towel rail.

Attached Boiler Room

On a concrete base and houses a Worcester Heatslave 15/19 oil fired central heating boiler with useful shelved storage above and twin doors to front.

Gardens

There is a good sized garden to the side and rear, principally laid to lawn with shrub borders and enclosed in post and plank fencing. There is a block paved pathway from the twin parking spaces adjacent to the property and that block paving continues up to the oil shed and down to the rear patio.

The property has two block paved parking spaces and within its curtilage it additionally enjoys two additional parking spaces the opposite side of the block paved driveway.

Space & Base for Summer House

Stable Yard

Entry through a five bar gate giving access onto a concrete pad upon which there is a three box stable which have concrete floors, wooden kick board sides and upper boarded walls with verandah to front. Light and power within the stable yard. There is space for muck heaps, additional storage shed. Gates then give access into the paddocks and sand arena.

Hay & Straw Barn

5.23m x 3.68m (17'2" x 12'1")

Open fronted and has a clad roof.

Stables

8.23m x 3.60m (27' x 11'10")

Concrete walkways to the front.

Concrete base for dog kennel and run.

Grounds & Paddock

There is land and paddocks extending to about 1.2 acres. The current owners have put in a sand arena so now there are two turn out paddocks and sand arena together with a rough grazed area suitable for fowl.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

DISTRICT COUNCIL

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 current annual charge is **£2158.16**.

RIGHT OF WAY

This is within the ownership of number 3 Piper Lodge but there is a right of way over for Nos 1 & 2 with the maintenance split three ways.

SERVICES

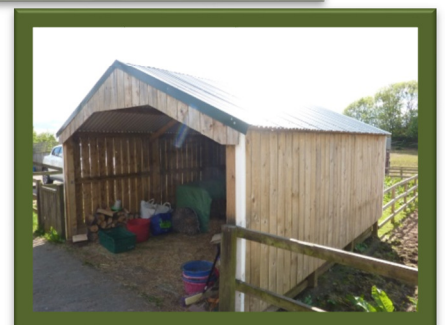
Mains Water, Electricity, Oil Centre Heating

1. **Access Driveway** – the property is accessed over block paved driveway which also services the neighbouring two properties. The driveway is in the ownership of number 3, but nos. 1 & 2 enjoy a right of way over it and each property contributes 1/3rd to the maintenance and upkeep of the driveway.
2. **Septic tank drainage** is to a communal tank with Nos. 1, 2 & 3, 1/3rd liable for the emptying and maintenance of the said tank.

PLANNING PERMISSION

There is currently Planning Permission for a single storey ground floor extension to provide a play room/study/boot room. The plans have been prepared by Mr Simon Hall (Architect) of 11 The Laurels, Northallerton DL6 1SA, details of which can be obtained from Mr Hall.

Within the original planning for the development there was provision to provide a double garage for the benefit of 3 Piper Lodge in the area that is currently adjacent to the garden and comprising two car parking spaces.



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.

N252 Printed by Ravensworth 01670 71330