

S.4632

Northallerton  
Estate  
Agency 

## MANOR FARMHOUSE NORTH KILVINGTON, THIRSK YO7 4AF



**A Much Sought After & Highly Desirable Smallholding with Substantial Detached Farmhouse, Modern General Purpose Building with Commercial Potential and Land Extending to Some 5 Acres or Thereabouts**

Detached Architecturally Attractive Farmhouse  
General Purpose Building / Workshop  
Extensive Hardstanding for Vehicles

Gardens & Paddocks Extending to Some 5 Acres  
Very Convenient Semi Rural Location  
Direct Access to A.19 Trunk Road

**New Price: Offers in the Region of £550,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

**MANOR FARM  
NORTH KILVINGTON  
THIRSK  
YO7 4AF**

**Stands in a Very Convenient & Very Accessible Position  
Adjacent to the A.19 some Four Miles from Thirsk Town Centre**

**The property takes access off the minor road that leads to the Hamlet or from the A.19  
directly**

**It stands in a particularly convenient, yet attractive position with panoramic views out  
over the surrounding countryside**

**The offering of**

**Manor Farmhouse represents a unique opportunity to acquire a substantial landed  
property in this picturesque, yet highly convenient area which is offered attractively  
presented with further scope for extension situated in well laid out grounds and gardens**

**The property is offered together with a quality constructed, substantial, modern  
detached general purpose agricultural building / workshop offering scope for  
commercial use or utilisation in an agricultural or equine business and offering potential  
for conversion subject to the necessary Planning Permissions**

**The property extends to some five acres or thereabouts comprising grounds, gardens,  
hardstanding, house, detached buildings and well laid out attractive mature paddocks  
arranged to three sides of the property although presently laid to grass the land would  
ideally lend itself to a number of uses including small scale livestock, equine grazing,  
development as a substantial equine property or horticulture subject to the necessary  
change of use or planning permissions.**

**Due to its position there is superb scope for a caravan club site at the property as it sits  
in a highly sought after semi rural area but is very accessible from a main road and is  
close to a number of major centres of commerce**

**Early inspection recommended**

# Manor Farmhouse, North Kilvington, Thirsk YO7 4AF

## SITUATION

Northallerton	6 miles	Thirsk	4 miles
A.19	Adjacent	A.1	10 miles
Ripon	14 miles	York	23 miles
Yarm	17 miles	Stokesley	17 miles
Richmond	25 miles	Darlington	24 miles

The property is particularly well situated in relation to the surrounding centres of commerce and is particularly convenient for Northallerton, Thirsk, Ripon, Stokesley and Teesside. The property sits in a very convenient position enjoying stunning panoramic views out over surrounding countryside.

This area of North Yorkshire is particularly well situated in relation to the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar. There is also excellent access to the North Yorkshire Moors.

The nearby towns of Northallerton and Thirsk, offer an excellent range of amenities, services and shopping together with a full and comprehensive range of educational and recreational facilities. There are excellent medical facilities at James Cook, Middlesbrough and the Friarage at Northallerton. Further excellent facilities and amenities are available at a number of nearby market towns. The property is approximately ten miles from the A1 but is adjacent to the A.19 thereby giving excellent access to the A.66 offering access to all centres of commerce via the main arterial road networks of the UK.

## AMENITIES

**Shopping** – market towns at Northallerton, Thirsk, Yarm and Darlington are all within easy reach.

**Schools** - The area is well served by good state and independent schools. There are a number of local primary schools in nearby villages together with primary schools at Northallerton and Thirsk. Comprehensive schools are to be found at Northallerton, Thirsk, Stokesley, Darlington and Richmond, whilst independent schools are to be found at Yarm, Teesside, Darlington and Barnard Castle.

**Walking & Cycling** - The area is well served for good and attractive cycling and walking with some particularly attractive countryside to be found around the property extending over towards York and the Hambleton Hills.

**Shooting & Fishing** – the property is well placed in an area renowned for its quality shoots and good fishing being close to local rivers and ponds.

**Equestrian** - The property sits in an area with a good network of country lanes and bridle paths and is within the Bedale hunt country and within convenient boxing distance of the Bilsdale, Hurworth, Durham and York & Ainsty packs. Additionally there are equestrian centres in and around the area particularly at Stokesley, Northallerton and Yarm.

**Racing** – to be enjoyed at Thirsk, Sedgefield, Catterick, Ripon, Doncaster, Redcar, Newcastle and various other race courses in the area.

**International Airports** - Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester which is accessible via the excellent train networks.

**Trains** - There are main line train stations at Thirsk, Northallerton and Darlington giving a journey time to London of some 2 ½ hours on the London to Edinburgh line.

**DIRECTIONS** – the property is accessible directly from the A.19 or can be accessed via the A.168 Northallerton to Thirsk road taking advantage of the bridge at Thornton le Street and thereafter bearing right at the T junction, the quiet country lane take you directly to the property.

## DESCRIPTION

**Manor Farmhouse at North Kilvington** comprises a highly desirable, much sought after 5-acre smallholding comprising an architecturally attractive, substantial 4-bedroomed detached farmhouse residence with particularly well laid out and spacious, attractively presented accommodation enjoying superb scope for further updating and modernisation and retaining tremendous scope for development to extend or possibly to provide for two properties subject to purchasers requirements and the necessary planning permissions. A detached general purpose agricultural building / workshop offering a tremendous commercial unit suitable for contracting, haulage, conversion to livestock or equine or subject to the aforementioned planning permissions conversion to a further residential unit. Extensive grounds, gardens and paddocks extending to some five acres or thereabouts offering the potential for small scale livestock, horticultural or equine enterprises, or additionally could provide commercial enterprises due to its excellent location adjacent to the A.19 to include caravanning subject planning. The paddock is laid to grass paddocks and is used for sheep grazing.

Manor Farmhouse enjoys the benefit of oil fired central heating and a mix of secondary and UPVC sealed unit double glazing. It has well laid out and spacious, attractively presented and particularly generously proportioned accommodation which retains tremendous scope for updating, modernisation and extension subject to purchasers requirements and any necessary planning permissions.

Externally the property enjoys the superb, and substantial, well constructed agricultural building together with a number of traditional agricultural buildings including workshop, stables and open frontage storage and land and extensive hardstanding in a rural yet very accessible position offering tremendous scope for a host of uses and early inspection is particularly recommended to fully appreciate the property, its position and potential.

## THE TRADITIONAL BUILDINGS

These buildings could subject to the aforementioned permissions offer potential for an annexe being architecturally attractive with numerous openings and nicely situated to the rear of the property.

## ACCOMMODATION

Pathway to the rear door and to the side of that pathway is a nice area of lawned garden with greenhouse.

In off the driveway up step and through UPVC sealed unit composite front door with inset etched and gilded lights into:

**Entrance Vestibule**  
**2.10m x 1.62m (6'11" x 5'4")**

With centre ceiling light point. Upper meter cupboards. Internal stripped pine panelled door with upper leaded glass lights and brass door furniture into:

**Entrance Hall**  
**2.13m x 3.22m (7' x 10'7")**

With centre ceiling light point. Telephone point. Stairs to first floor. Secondary glazed multi panelled window looking over rear garden and across to the stabling. Door to:

### **Dining Room**

**4.59m x 4.23m (15'1" x 13'11")**

With ample scope to be a living room. Centre ceiling rose and light point. Fitted polished pine picture rail. Feature fireplace comprising carved light oak surround and mantle shelf. Tiled hearth. Inset tiled backplate with tiled reliefs to side and an inset living flame gas fire. Dual aspect with UPVC sealed unit double glazed windows to front and side.

### **Sitting Room**

**5.54m x 4.93m (18'2" x 16'2")**

With a polished oak floor. Two centre ceiling light points. Secondary glazed multi paned windows to front across the whole width. Chimney breast with tiled hearth and backplate. Hearth mounted multi fuel stove with hot water back boiler. Doors to rear lead to:

### **Understairs Store Cupboard**

**1.98m x 0.98m (6'6" x 3'3")**

Hanging rails and wall light point. Built in shelved storage. Stripped pine door.

### **Larder**

**0.98m x 1.67m (3'3" x 5'6")**

Continuation of the wood floor. Stripped pine door. Original fitted pine shelving. Wall light point. Sliding window to rear.

From the Sitting room:

### **Living Kitchen**

**4.01m x 6.60m (13'2" x 21'8")**

With a quarry tiled floor. Nicely delineated into living and sitting areas. Kitchen area having an attractive range of light oak base and wall cupboards. Granite effect work surfaces with oak edging and having inset 1 ½ bowl single drainer moulded sink unit with mixer tap over. Unit inset Diplomat four ring electric hob. Built in Hotpoint brushed steel and glass electric double oven and grill. Space and plumbing for dishwasher. Space for fridge. Unit matched display shelf. Unit matched extractor hood over hob. Tiled splashbacks. Twin rear windows offering a nice degree of natural light.

Sitting Area having a recessed Rayburn stove with internal boiler providing additional heating. Kitchen matched glass shelved, leaded glass fronted display cabinets with cupboard storage beneath. Inset ceiling light spots to the whole room with light point over dining area. TV point. Door out gives access to:

### **Rear Entrance Passage**

**7.67m x 1.22m (25'2" x 4')**

Concrete floor. UPVC sealed unit double glazed door to one end and access at the other end to workshop and also adjacent upper double glazed door giving access to the rear courtyard.

### **Courtyard**

**4.32m x 6.92m (14'2" x 22'9")**

Concrete base. Twin gates out providing nice private rear area suitable for drying. Space and base for coal store and could offer scope for additional extension subject to purchasers' requirements and the necessary planning permission.

Off the Rear Hallway is access to:

### **Freezer Store Room**

**3.05m x 3.68m (10' x 12'1")**

Concrete floor. Original Greys meat slab. Range of base and wall cupboards. Secondary glazed window looking out onto farmyard and hardstanding. Original inset meat hooks. Space for fridge and freezer. Centre ceiling light point and power points. Door to Rear Stairs. Door to:

### **Utility Room**

**3.17m x 1.74m (10'5" x 5'9")**

Stripped pine door. Fitted base units enjoying inset double drainer, single bowl stainless steel sink unit. Space and plumbing for washer. Downstairs low level WC. Tiled splashback. Centre light point.

### **Coal /Log Store**

**3.17m x 1.32m (10'5" x 4'4")**

With wall light points. Concrete floor. Rear access chute.

### **Workshop**

**3.05m x 4.62m (10' x 15'2")**

Concrete floor. UPVC sealed unit double glazed window front and rear. Fitted work bench. Light and power points.

From Hallway

**Stairs** with fitted balustrade leading up to:

### **Bedroom 2**

**4.52m x 3.71m (14'10" x 12'2")**

With exposed wood floor. UPVC sealed unit double glazed window looking out onto access and the farmland. This offers scope for integration into the existing farmhouse and could provide for additional bedroom space or could subject to purchasers' requirements be utilised with downstairs to provide for useful annexe. Light point.

From Entrance Hall:

**Stairs to First Floor** with a pine balustrade leading up to:

### **First Floor Landing**

**4.88m x 2.15m (16' x 7'1")**

Window to side providing for a nice degree of light. Exposed and painted beamed ceiling.

### **Inner Hallway**

Access to:

### **Bedroom No. 1**

**4.34m x 4.90m (14'3" x 16'1")**

With a part exposed and painted beamed ceiling. Double radiator. Pedestal wash basin with tiled splashback. Shaver socket. Centre ceiling light point. Upper double glazed window.

### **Inner Hallway**

**2.23m x 1.04m (7'4" x 3'5") plus useful wardrobe 1.04m x 0.96m (3'5" x 3'2")**

Inset roof light. Light.

### **Bedroom No. 3**

**3.40m x 3.27m (11'2" x 10'9")**

Ceiling light point. Corner vanity unit with pedestal wash basin. Tiled splashback. Centre ceiling light point.

**Bedroom No. 4****4.57m x 3.22m (15' x 10'7")**

Centre ceiling light point. Overbed light pull. Pedestal wash basin with vanity unit around. Tiled splashback. Wall mounted mirror. Double radiator.

**Inner Hallway****1.69m x 1.03m (5'7" x 3'5")**

Attic access. Built in airing cupboard housing lagged cylinder and immersion heater with shelf storage over and light point.

**Bedroom No. 5****4.18m x 3.68m (13'9" x 12'1")**

Ceiling light point. Overbed light pull. UPVC sealed unit double glazed window.

**Bathroom****2.99m x 2.81m (9'10" x 9'3")**

Coloured suite comprising panelled enamelled bath with mixer tap and shower attachment over, tiled surround. Matching pedestal wash basin with tiled splashback. Low level WC. Radiator. Ceiling light point and pull.

**OUTSIDE****Gardens**

To the front are lawned gardens nicely arranged behind a privot hedge with twin corner shrubberies. There is a laurel hedge to the side beyond which is the second access which is through twin gates again onto chippings giving access then into the property from the side and also proceeding around to the rear where there are garage and gardens. At the rear of the property there is a lawned garden together with outside inner courtyard area. There is a detached block built garage with adjacent brick built stables.

**Greenhouse****2.74m x 3.66m (9' x 12') approx.****Outbuildings****Garage****3.55m x 5.45m (11'8" x 17'11")**

A block built with corrugated roof. Concrete floor. Stable door to side. Window opening to rear.

**Adjacent Pair of Stables****3.37m x 3.35m (11'1" x 11') and 3.37m x 3.35m (11'1" x 11') internally**

Concrete floor. Pantile roof.

Adjacent to the stables is hardstanding suitable for sheep brace etc.

**General Purpose Outbuilding****13.72m x 12.19m (45' x 40') max**

On a block base. Concrete floor. Portal frame. Fully clad with a profile clad ceiling with inset roof lights. Light and power. Full height roller shutter door to front with pedestrian door to side. Small block compound suitable for diesel tanks etc.

Between the two paddocks at the rear of the property there is a mains water supply to a trough.

**Land**

Laid to grass offering grazing and arranged in three paddocks.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING-** Strictly by appointment through Northallerton Estate Agency – Tel: 01609 771959

**SERVICES** – Mains Water, Electricity, Mains Water, Septic Tank Drainage.

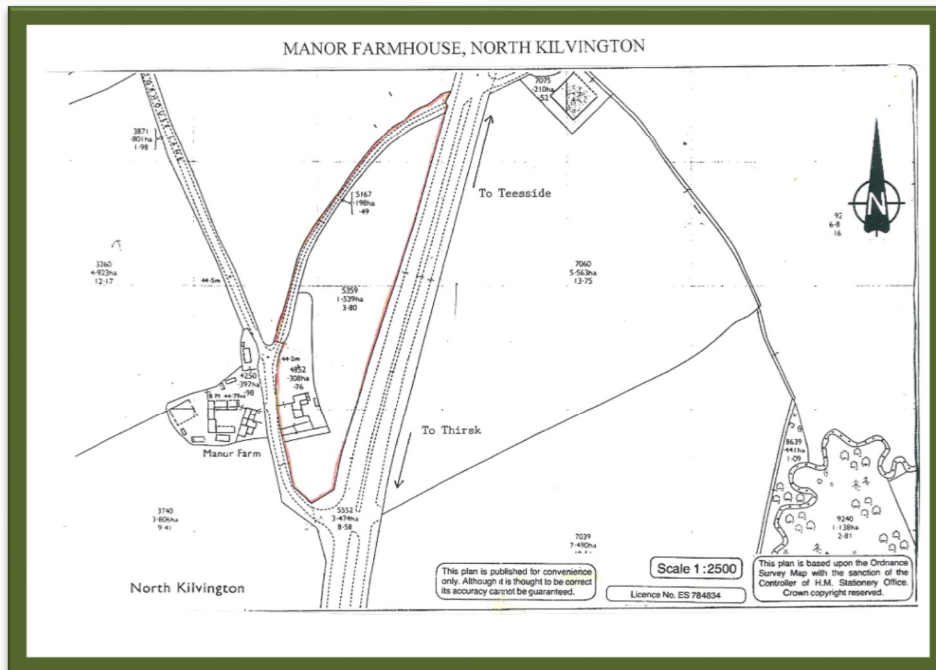
**TENURE** – Freehold with Vacant Possession upon Completion.

**LOCAL AUTHORITY** – Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977

**COUNCIL TAX BAND**

The Council Tax Band is **E**. The annual charge is **£2043.26**. Please confirm this figure with Hambleton District Council.





**COMMITMENT**

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- 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.