

**1,2,3,4, & 5 THE OLD SCHOOL  
NEWBY WISKE, NORTHALLERTON DL7 9EY**



**A UNIQUE OPPORTUNITY TO PURCHASE A SUPERBLY POSITIONED FORMER  
SCHOOL & SCHOOL MASTERS HOUSE CURRENTLY CONVERTED  
TO FORM 5 DISTINCT & INDIVIDUAL DWELLINGS SITUATED  
IN LARGE GROUNDS EXTENDING TO 0.25 ACRES OR THEREABOUTS  
WHICH COULD BE CONFIGURED TO SUIT A RANGE OF DISCERNING & VISIONARY PURCHASERS**

- In an Idyllic North Yorkshire Village Location
- Scope to Provide Substantial Family Residence
- Option to Divide into Two Large Family Houses
- Potential for Family Home with Holiday Cottage Business
  - Currently Divided into Five Individual Dwellings
- Offered for Sale as a Whole, May Part Ex or May Sell in Lots
  - Close to Excellent Transport Networks
- Dwellings 1, 2 & 3 Currently Let on Assured Shorthold Tenancies
  - Dwellings 4 & 5 Currently Vacant

**Price: Offers in the Region of £575,000  
FOR THE WHOLE  
Individual Prices on Request**

# The Old School, Newby Wiske, Northallerton DL7 9EY

## SITUATION

Northallerton	5 miles	Thirsk	7 miles
A.1	8 miles	A.19	9 miles
Darlington	21 miles	Yarm	20 miles
Ripon	14 miles	Leeds	47 miles
York	28 miles	Catterick	12 miles
Teesside	30 miles	(All distances are approximate)	

**The Old School at Newby Wiske** enjoys a most delightful location in the centre of this much sought after and highly desirable conservation village situated in attractive open North Yorkshire countryside within strolling distance of the River Wiske and with tremendous views across to the Hambleton Hills and beyond. The property is very conveniently situated approximately five miles south of the thriving market town of Northallerton and seven miles from the attractive market town of Thirsk. This location places it within easy and convenient reach of the A.1 and A.19 trunk roads bringing York, Leeds and Teesside within very reasonable commuting distance.

The village of Newby Wiske is within walking distance of South Otterington where there is a locally renowned Public House and Restaurant, a highly regarded village School which was recently judged outstanding and Church. Additionally, the village of Maunby close by enjoys the benefit of a much renowned Public House.

In and around the village, in the local commercial centres are a full and comprehensive range of educational, recreational and medical facilities together with weekly markets and varied shopping. Major centres are additionally situated at York, Teesside, Middlesbrough and Leeds. The village enjoys excellent commuting via the A.1 and A.19 trunks roads which are easily accessible.

This area of North Yorkshire lies in an area close to the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure pursuits can be found. Additionally, the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further leisure activities are available. Within the area around Northallerton and Thirsk there are excellent leisure activities extending to golf, cricket, rugby, football, horse and cycle riding, fishing and shooting.

## AMENITIES

**Communications** – A.1 and A.19 road are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK. There is a main line train station at Northallerton and Darlington bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

**Schools** - the area is well served by good state and independent schools. Locally renowned Primary School at South Otterington plus local Primary Schools at Northallerton, Romanby and Thirsk. Comprehensive Schools are to be found at Northallerton, Thirsk, Bedale and Richmond. Grammar School with boarding at Ripon. Independent Schools can be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ampleforth and Cundall.

**Shooting & Fishing** – the property is attractively placed in an area renowned for its quality shoots and good fishing, being within easy reach of the North Yorkshire moors, North Yorkshire Dales and close to good local rivers and ponds.

**Racing** – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf** – Romanby (Northallerton), Thirsk, Bedale & Darlington.

**Walking & Cycling** - the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery situation within walking distance of the property.

**Leisure Centres** – Northallerton, Bedale, Richmond & Darlington.

## DESCRIPTION

The property comprises an architecturally attractive former school and School masters house dating from approximately 1860. The property is superbly constructed of brick under a slate roof with cut stone corner reliefs and stone mullion windows. Architecturally very attractive with a particular feature externally being the roof with heavily carved corning and central posts. The property is topped with numerous stone chimneys indicating a previous level of internal fires which could be re-used subject to purchasers' requirements and any necessary building regulations. The windows are a mix of wooden multi paned together with some original metal framed windows. Externally to the front and side the property enjoys a flagged patio and there are lawned gardens nicely arranged behind a low-level stone wall providing a superb front to the property. All the gardens to the front and side are laid to lawn. The property enjoys an extensive natural Yorkshire stone patio to the rear of numbers 1,2, & 3 and to the front of number 5. Externally to the rear the property enjoys an extensive area of tarmac comprising the former playground which is presently used for storage and parking and additionally has the original toilets which are presently used as coal sheds and stores. To the extreme rear of the car park is a recessed area where there are further store sheds utilised by the dwellings.

Internally the property has been sub-divided into five distinct individual dwellings, three 2-bed and two 1-bed which have enjoyed a high degree of occupancy and at present three of the properties are occupied on assured shorthold tenancies. Internally a host of original features have been retained and there is tremendous scope to utilise the property for a number of purposes. It is envisaged that the property would convert to a superb residence with tremendous grounds and gardens. Alternatively, a conversion to two substantial houses facilitating either two families or an extended family or a family house with potential holiday cottages utilising some of the present dwellings or alternatively the dwellings may be purchased individually or in various combinations subject to purchasers' requirements.

Additionally, the site extending to some 0.25 acres or thereabouts does offer tremendous potential for further development subject to any planning permissions.

**The offering of The Old School at Newby Wiske presents a rare opportunity for the purchaser with a vision to acquire a substantial property on a generous plot with a potential for various residential layouts, in a much sought after and highly desirable North Yorkshire village location which while enjoying a high degree of privacy and being in a quiet location is nonetheless ideally placed for commuting to local and national centres of commerce.**

Early inspection recommended.

## ACCOMMODATION

### Dwelling 1

#### **Sitting Room**

6.7m x 4.3m with Dining Area 4.5m x 2m & Kitchen 3.4m x 2.3m

#### **Bedroom No. 1**

4.43m x 4m

#### **Bedroom No. 2**

4m x 2.4m

#### **Bathroom**

3m x 1.8m

### Dwelling 2

#### **Living Room**

5.6m x 4.5m max

#### **Kitchen**

3m x 1.5m

#### **Bedroom**

4.5m x 3.1m

#### **Bathroom**

3.2m x 2m

### Dwelling 3

#### **Living Room**

4.5m x 4.5m max

#### **Kitchen**

2.2m x 1.5m

#### **Bedroom**

4.5m x 2.3m

#### **Bathroom**

3.1m x 1.8m

### Dwelling 4

Accessed under covered entrance with Yorkshire stone flagged step.

In through original front door with wrought iron door furnishings and original lock into:

#### **Kitchen / Diner**

4.5m x 3.2m

Pine base units topped with granite effect work surface with an inset 1 ½ bowl moulded sink unit with tiled splashback. Additional wall mounted leaded glass fronted and shelved display cabinet with additional cupboard and plate storage to side. Fitted breakfast bar. Wall mounted Creda night storage heater. Space and point for electric cooker. Extractor fan. Original inset ceiling meta hooks. Centre light point. Upper level window. Door into:

#### **Utility Room / Pantry**

2m x 1.3m

Light and power. Ceiling meat hooks.

From the Kitchen into Sitting Room past:

#### **Understairs Store**

1.5m x 1m

with shelving.

#### **Sitting Room**

4.5m x 4.1m

With coved ceiling. Centre light point. Large multi paned window to rear. Upper window to front. BT Openreach TV and internet point. Sky point. TV point. Cabarron smart storage heater. High level skirting boards. Chimney breast. Original door through to recess giving access to:

**Stairs to First floor** with original balustrade and panels leading up to;

#### **First floor Landing**

Cabarron heater. Ceiling light point. Access to:

#### **Master Bedroom**

4.4m x 4m

Of an irregular shape with some beaming. Feature ornamental fireplace which has a painted surround and mantel shelf. Slate hearth, brick internal surround with a wrought iron grate. TV point. Centre ceiling light point. Multi paned window to rear overlooking the car park. Built in wardrobe/store cupboard.

#### **Bedroom No. 2**

3.7m x 2.7m

Beamed. Attic access. TV point. Ceiling light point.

#### **Bathroom**

2.7m x 1.7m

White suite comprising panelled enamelled bath, fully tiled around. Wall mounted Triton Sambada electric shower. Fitted, pivoted glass shower screen. New duoflush WC. Pedestal wash basin with tiled splashback and inset shaving mirror. Velux roof light. Ceiling light point. Wall mounted extractor. Electric shower. Door to airing cupboard housing twin immersion lagged cylinder.

### Dwelling 5

Into:

#### **Entrance Hall**

2m x 1.9m

Flush mounted ceiling light point. Coved ceiling.

#### **Dining Kitchen**

3.6m x 3.2m

Pine base units topped with work surfaces with an inset 1 ½ bowl single drainer, moulded sink unit with mixer tap over. Ceiling light point. Space and point for electric cooker. Under unit space for fridge. Additional areas suitable for further white goods. Coved ceiling. Fitted picture rail. Shelving. Extractor fan. Large multi paned window.

#### **Dining Area**

1.6m x 1.6m

Creda night storage heater. Ceiling light point. Wood laminate flooring. Window.

Off Entrance Hall into:

### **Sitting Room**

#### **5m x 3.6m max**

Feature fireplace comprising painted surround and mantel shelf. Slate hearth. Inset open grate with tiled reliefs to side and cast hood over. Telephone, TV, Sky and newly installed Carbaron smart storage heater. Windows to sides. Coved ceiling and centre light point. Stairs to first floor.

### **First Floor Landing**

With ceiling light point. Giving access to:

### **Bedroom No. 1**

#### **4m x 3.5m**

Architecturally attractive and uneven shape. Ceiling light point. Dimplex night storage heater. Eye level window providing natural light.

### **Bedroom No. 2**

#### **3.6m x 3m**

With a feature ornamental fireplace with a painted surround, painted brick backplate and a cast internal hearth. Upper window. Ceiling light point. Exposed beam

### **Bathroom**

#### **1.9m x 1.9m**

White suite comprising panelled bath, pedestal wash basin and WC. Fully tiled around the bath with a Bristan Smile electric shower. Tiled splashback to the wash basin. Hyco intelligent electric heater. Flush mounted ceiling light point. Wall mounted extractor fan. Fitted shower rail. Built in airing cupboard housing lagged cylinder with twin immersions on a 24hr timer.

### **GROUNDS & GARDENS**

The grounds extend to 0.25 acre. The gardens to the front and side are lawned together with an extensive natural Yorkshire stone patio at the front of numbers 1,2, & 3 and fronting onto number 5. Whilst at the rear the property has an extensive former playground which is tarmac with additional spaces for sheds and two former toilet blocks.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **TENURE**

Freehold with Vacant Possession upon Completion (for the whole).

#### **SERVICES**

Mains Water, Electricity, Gas & Drainage.

#### **LOCAL AUTHORITY**

Hambleton District council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

#### **COUNCIL TAX BAND**

Dwelling 1 – Band C - £1635.15

Dwelling 2 – Band A - £1226.37

Dwelling 3 – Band A - £1226.37

Dwelling 4 – Band B - £1430.76

Dwelling 5 – Band B - £1430.76

### **RIGHTS OF WAY**

The property enjoys access along the tarmacadam driveway passing the rear of numbers 1,2 & 3 and it is understood that there is a vehicular right of access for the adjoining property over part of this roadway.

### **TENANCIES**

At present numbers 1, 2 & 3 are held on Assured Shorthold Tenancies at the following rents:

No. 1 - £450 pcm – 2 Bed plus attic

No. 2 - £325 pcm – 1 Bed

No. 3 - £350 pcm – 1 Bed

No. 4 – Vacant

No. 5 – Vacant

### **MODE OF OFFERING**

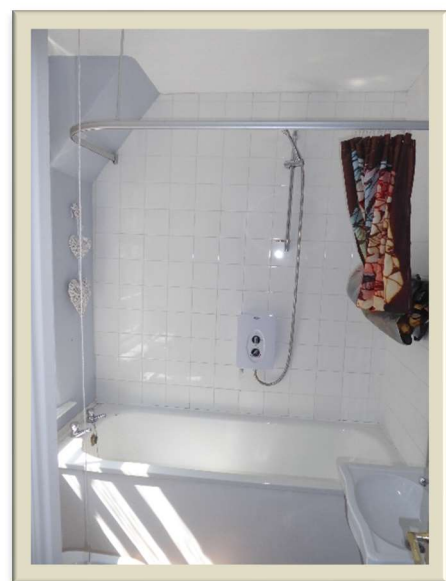
Initially by Private Treaty. Expressions of interest to Mr T W Pennington at Northallerton Estate Agency – Tel: (01609) 771959 or [tim@northallertonestateagency.co.uk](mailto:tim@northallertonestateagency.co.uk)

### **EPC RATING**

Property	Energy Current	Energy Potential	Emissions Current	Emissions Potential
Flat 1	42	83	48	64
Flat 2	31	122	16	102
Flat 3	39	127	23	110
Flat 4	65	112	43	91
Flat 5	60	116	35	88









#### 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.