

OAK DENE
WOUNDALES LANE, KNAYTON YO7 4BD



**An Idyllically Situated 10 Acres Smallholding Amidst Picturesque Open
Countryside with Scope for Updating, Modernisation & Extension**

- Substantial Detached 2 Bed Farmhouse
- Range of Outbuildings in Yard Setting
- Grounds & Paddocks Extending to 10 Acres Approx.
- Tremendous Development Potential
- Property in Need of Full Updating & Modernisation
- Idyllic Sought After Rural Location

Guide Price: Offers in Excess of £400,000
FOR SALE BY INFORMAL TENDER

Oak Dene, Woundales Lane, Knayton YO7 4BD

SITUATION

Upsall	1 mile	Kepwick	2 ½ miles
Borrowby	½ mile	Northallerton	7 miles
York	27 miles	Cowesby	2 ½ miles
Thirsk	4 ½ miles	Teesside	23 miles
A.19	1 mile	Darlington	23 miles

The property is situated on Woundales Lane which is a quiet country road taking access from Knayton towards the villages of Cowesby, Kepwick and Upsall and the property is well situated, nicely set back from the minor road in a superbly elevated position.

The property is well positioned and situated on a generous sized plot amidst open countryside.

The property is within convenient travelling distance of Thirsk and Northallerton which boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A.1 and A.19 trunk roads.

Additionally, Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time and additionally via the Transpennine Line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport. There is an international airport at Teesside. Additional market town shopping can be found at Darlington, Richmond, Stokesley and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

There are numerous leisure activities in and around the area with the area itself being particularly popular for walking, cycling and riding whilst the pursuits of golf, rugby, football and leisure centres are to be found in Thirsk and Northallerton.

The area is well served by good state and independent schools with local Primary Schools at Knayton, South Kilvington as well as at Thirsk and Northallerton. Comprehensive Schools at Thirsk, Northallerton, Stokesley, Richmond and York whilst independent schools can be found at Yarm, Teesside High, Ripon Grammar, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby.

The property is within an hour travelling distance of the coast at Whitby, Scarborough and Redcar where excellent additional leisure activities can be found.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

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

Equine - The property sits in an area with excellent hacking and a good system of bridleways.

Leisure Centres - Within the Northallerton and Thirsk area there are useful leisure centres and leisure pools and a good system of cycle ways.

DESCRIPTION

Oak Dene at Woundales Lane, Knayton comprises a 10 acres smallholding situated in a superb, attractive and highly desirable rural position. Briefly the property is comprised of a two bedroomed detached farmhouse largely unmodernised with original sash windows and solid fuel central heating via a Rayburn supreme stove. The property is believed to have been constructed circa 1900. It sits in a superb, slightly elevated position with a pedestrian access from the

minor road at the front via stone steps past stone retaining wall with central wrought iron gate and additional steps up to the front door. The property is in need of full updating and modernisation but sits on a good sized plot with grounds and gardens around and paddock to rear on a site that would readily accommodate a larger property and there is substantial potential to extend and refurbish. Included within the adjacent yard there are a minor range of outbuildings with five bar gated access onto a yard setting and to the rear of the property is a nice sized grass paddock (see plan).

The property also enjoys three areas of permanent pasture and agricultural land suitable for grazing, small scale livestock, horticultural enterprises all within close walking distance of the property (see plan enclosed edged red).

The property is to be offered by Informal Tender full details of which are included at the end of these details together with tender form.

The offering of **Oak Dene, Woundales Lane, Knayton** represents an almost unique opportunity to acquire a property with tremendous development potential which the discerning purchaser can develop to their own requirements subject to the necessary planning permissions and building regulations and the property is offered largely original and has not been spoilt.

Early inspection particularly recommended. Please note that viewing will be strictly by appointment through the agents.

ACCOMMODATION

In up steps through hardwood front door with opaque glazed lights into:

Entrance Hall

1.32m x 0.83m (4'4" x 2'9")

With coved ceiling. Centre ceiling light point. Stairs to first floor.

Door to:

Sitting Room

4.32m x 4.37m (14'2" x 14'4")

With brick built fireplace, surround and mantel shelf. Brick set hearth. Inset open grate. Chimney breast alcove, fitted shelving. Plinth for TV, video etc. Coved ceiling, centre ceiling light point. Double radiator. TV point. Door to rear passage through to Kitchen. Door through to:

Conservatory

4.74m x 2.86m (15'7" x 9'5")

With a tiled floor. Thermalactic ceiling on brick base with leaded and coloured glass upper light. Full height French doors out to garden. Two wall light points.

From the Entrance Hall into:

Living Room

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

Central chimney breast, brick built with a hardwood mantel shelf. Quarry tiled hearth. Inset open grate with copper hood. Coved ceiling. Centre ceiling light point. Two radiators. Three wall light points. TV point.

Archway through to:

Kitchen

3.60m x 3.47m (1'10" x 11'5")

With a quarry tiled floor. Dated light oak fronted kitchen comprising base and wall cupboards, work surfaces with inset single bowl, double drainer sink unit. Space and plumbing for washer. Space for fridge. Plinth mounted Rayburn Supreme stove which also supplies hot water and central heating. Wood panelled ceiling. Centre ceiling light point. Tiled splashback. Telephone point. Built in bench. Rear door to:

Rear Entrance

2.13m x 1.85m (7' x 6'1")

With a quarry tiled floor. Panelled ceiling and ceiling light point. Glazed to two sides with an outside upper opaque glazed door.

Off the kitchen is:

Inner Hallway

This gives access to door to Sitting Room and also door to understairs storage cupboard.

Stairs to First Floor with balustrade leading up to:

First Floor Landing

2.35m x 0.86m (7'9" x 2'10")

With a coved ceiling, centre ceiling light point. Picture window.

Bedroom No. 1

4.34m x 3.37m (14'3" x 11'1")

With coved ceiling, centre ceiling light point. Tremendous views out across the land adjacent to the beck.

Bedroom No. 2

5.28m x 2.74m (17'4" x 9') max into recess

With coved ceiling. Centre ceiling light point. Radiator. TV point. Door to airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Tremendous views out across the land adjacent to the beck.

Bathroom

3.25m x 1.49m (10'8" x 4'11")

Dated bathroom comprising panelled bath with mixer tap and shower attachment over. Duoflush WC. Cabinet inset wash basin with louvre doors to front and shelved storage under. Ceiling light point. Radiator.

OUTSIDE

Grounds & Gardens

Laid to lawn with former water feature and offering potential to extend.

Yard

Is of a good size. In the yard area which is on a gravelled base is a:

Greenhouse

5.79m x 3.66m (19' x 12')

On a concrete base with half height block walls. Upper glazed and a glazed roof. Fitted work benches. Has previously had the benefit of water and power.

Cart Shed /Workshop

5.03m x 3.17m (16'6" x 10'5")

Predominantly on a concrete base with wooden upper construction and panelled walls. Window. Open to front. Power.

Steel Framed General-Purpose Building

5.18m x 7.47m (17' x 24'6" max)

With half height block walls. Upper space panelling. Open fronted. Open door to rear. Chippings and earth floor.

Range of Former Aviaries

2.74m x 11.89m (9' x 39')

LAND

Field No: 9413

Is nicely situated to the rear of the property and enjoys a mixture of post and rylock and hedged boundaries. It provides a nice backdrop to the property.

Field 0596

Laid to pasture with post and rail and rylock and hedged boundaries, slightly undulating.

Fields 9306 & 7905

Pasture land bordering one side of the beck, situated between the beck and the minor road from Knayton to the property with post, rail and rylock fencing, some with hedged backing. Field shelter. Pasture in average condition. **Please note fishing rights are not included with this land.**

Field 7309

Includes a two-bay former stable, stone built with a pantile roof and a concrete pad to front opening out into:

Field 7415 –

Laid to pasture land raising up to an area of woodland.

Field No	Has
9413	0.34
0596	1.21
9306	0.41
7905	0.40
7309	0.33
7415	1.25
TOTAL	3.94
	(9.73 Acres)

GENERAL REMARKS & STIPULATIONS

Viewing - Strictly by booked appointment through Northallerton Estate Agency – Tel: (01609) 771959.

There will be strict block viewings on this property.

Services - Mains Water, Electricity, Solid Fuel Central Heating. Septic tank drainage.

Tenure – Freehold with Vacant Possession upon Completion.

Method of Sale - The property will be sold by Informal Tender on Tender forms are attached. **To be completed and returned to this office by 12 Noon on Friday 16th October 2020 clearly marked "Oak Dene".**

Please note that Mr T W Pennington is dealing with the sale of this property and any queries should be addressed to him. Tel: (01609) 771959 – 07789 373093.

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

Council Tax Band – the Council Tax Band is D.



Oak Dene, Woundales Lane,
Knayton, Thirsk, YO7 3BD



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Ordnance Survey.



50 m
Scale 1:2501 (at A4)





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.