

An aerial photograph of a large property plot outlined in red. The plot contains a large green lawn, a gravel driveway, and several buildings. On the left, there is a large barn with a grey corrugated metal roof and a smaller white building with a brown roof. To the right, there are several houses with red tiled roofs. The text 'APPROXIMATE PLOT' is overlaid in red capital letters in the center of the plot.

APPROXIMATE PLOT

Home Farm Kirby Hill
Boroughbridge, York, Yorkshire YO51 9DS
Guide price £1,100,000



Exciting Development Opportunity**

- ****Outline Planning Permission:**** There is approved outline planning permission for the construction of two stunning detached dwellings, offering a unique chance to create your dream homes.
- ****Beautiful Three-Bedroom Detached Home:**** This property features a well-appointed three-bedroom detached home, perfect for families seeking space and comfort.
- ****Flexible Garage Space:**** The property includes a garage that offers the potential to be transformed into an annexe or a home office, providing additional living or working space.
- ****Charming Village Location:**** Situated in a picturesque village, this home offers a tranquil environment with easy access to local amenities and community spirit.
- ****Immaculate Family Home:**** The residence is presented in immaculate condition, showcasing thoughtful design and attention to detail ideal for family living.
- ****Highly Recommended Viewings:**** We encourage prospective buyers to schedule a viewing to fully appreciate the generous size of the plot and the myriad of possibilities it presents.



Description

This stunning property outlines a significant residential development opportunity encompassing a distinguished detached family home and a building plots, which has secured outline planning permission for the construction of two additional detached dwellings. The property is strategically located in the central area of Kirby Hill, a highly regarded village, making it an attractive proposition for developers as well as individuals interested in self-building.

****Situation and Amenities:****

Home Farm is ideally positioned in Kirby Hill, a picturesque village in North Yorkshire located approximately one mile from the center of Boroughbridge. The village boasts a vibrant community supported by a primary school, a church, and a well-frequented pub. An extensive range of amenities is available in Boroughbridge, including a variety of independent boutiques, restaurants, and traditional local butcheries and bakeries. The Crown Hotel has recently undergone refurbishment, and several popular public houses provide excellent dining options. Boroughbridge High School serves as the local state secondary institution, with esteemed public schools such as Cundall Manor, Queen Mary's, and Queen Ethelburga's located a short drive away.

Kirby Hill offers easy accessibility, particularly for commuters, with the A1 motorway and broader motorway network merely minutes away. Thirsk station delivers convenient train services to London's King's Cross via the East Coast mainline, facilitating journeys of under three hours from the property to the capital.

****Home Farm Description:****

Home Farm has served as a valued family residence for numerous years. The property features a charming detached house, a garage with potential for conversion into an annex, attractive gardens, and two barns. The property currently benefits from outline planning permission for two detached dwellings (Planning Reference 22/03277/OUT). This development opportunity is expected to garner significant interest due to its desirable location.

****Overview of the House:****

- ****Ground Floor:**** The ground floor consists of a reception hall featuring a staircase, a shower room, and a W.C.; a

triple-aspect lounge with patio doors leading to the rear; an elegant living/dining/kitchen area; and a utility room.

- ****First Floor:**** The first floor includes a landing that leads to bedroom 1, which is equipped with full-length fitted wardrobes, bedroom 2, which includes a walk-in wardrobe, bedroom 3, and a family bathroom.

****Garage Facilities:****

The property includes a detached double garage constructed of brick, with a staircase leading to a versatile room currently utilized as office space. There exists the potential to convert this space into an annex or a leisure area for adolescents, subject to adherence to building regulations.

****External Features:****

Access to the property is provided via a timber gate, with a gravel driveway extending along the side of the premises. A concrete driveway leads to the garage. The side and rear gardens are enclosed, ensuring a substantial degree of privacy. Adjacent to the drive is a grassy area with barns, for which outline planning permission has been obtained for the construction of two detached dwellings (Planning Reference 22/03277/OUT).

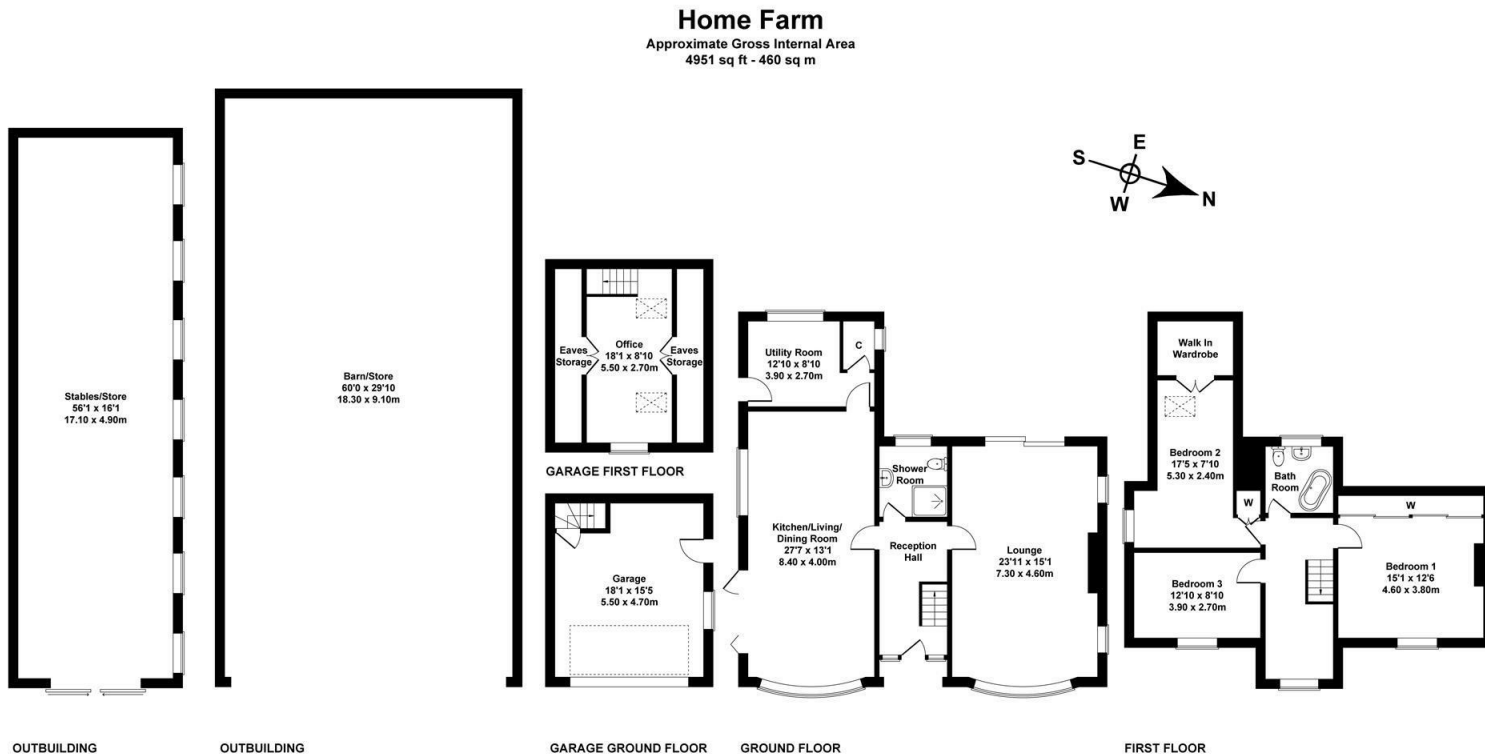
****Services:****

All necessary mains services are connected to the property. Local Authority And Tax Band - North Yorkshire Band F

Particulars And Photos - Photographs taken June 2024







Not to Scale. Produced by The Plan Portal 2025
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