



**HIGH BRACKEN HILL
NEAR CHOPGATE, BILSDALE**

Cundalls



HIGH BRACKEN HILL
NEAR CHOPGATE, BILSDALE
NORTH YORK MOORS NATIONAL PARK
TS9 7LL

Chopgate 3 miles, Stokesley 6 miles, Helmsley 9 miles, Teesside 16 miles, Whitby 36 Miles, York 42 Miles (All distances approximates)

**A SUPERBLY SITUATED LIFESTYLE PROPERTY, RESTORED TO A HIGH STANDARD THROUGHOUT AND SET WITHIN
1.4 ACRES OF LANDSCAPED GARDEN AND GROUNDS.**

- A substantial period stone farmhouse, renovated with a contemporary feel and providing around 3,000 sq ft of accommodation.
- Sitting Room – large open plan Dining Kitchen with bespoke kitchen units – Living Room – Laundry room with cloak - Utility Room – Boot Room
- Five large double bedrooms; including one with en-suite and walk-through wardrobe – House Bathroom – Shower Room
- Occupying an elevated position with beautiful southwest facing gardens to its front and land to the rear and sides.
- Range of buildings including a stable range, potting shed/garage and greenhouse.
- Further land, buildings and orchard are available by separate negotiation.

GUIDE PRICE £975,000

DESCRIPTION / BACKGROUND

An 18th Century farmhouse which has been comprehensively restored to a high standard throughout, High Bracken is perfectly positioned to take in exceptional views across and down Bilsdale. The house is set within 1.4 acres of meticulously landscaped grounds with attractive gardens to its front and land to the rear and sides including former stables and menage and small paddock. There are further outbuildings and land available to purchase by separate negotiation. All in all, an idyllically located lifestyle property, situated within easy reach of the popular market towns of Helmsley and Stokesley.

Renovated over a 9 year period, the property dates back to the 18th Century, with 19th and 20th century additions and retains huge charm, whilst offering many appealing modern touches. The property was thoroughly restored, with a new roof, double glazed windows in wooden frames, fully re-wired, dry lined and fitted with a new 'zoned' central heating system including underfloor heating to the ground floor and with bespoke kitchen units and high specification bathroom fittings. The accommodation offers a versatile layout and 2,897 square feet of space which briefly comprises the following; entrance porch, entrance hall, dual aspect dining kitchen with separate utility room, boot room and laundry. Front facing sitting room, dual aspect living room and ground floor cloakroom. Four large first floor double bedrooms; one with en-suite shower room, further house bathroom and shower room and a further large bedroom or study to the top floor which has a stunning, uninterrupted view across Bilsdale.

The property should appeal to those looking for a superbly presented and modernised country property with land, which is situated in a private rural position yet within close proximity to sought after market towns and within commuting distance to the larger commercial centres in Teesside, York and Leeds. This area of North Yorkshire provides outstanding recreational and sporting facilities and there is superb riding and walking immediately available over the adjacent National Park countryside.

LOCATION

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park a short drive from Stokesley (6 miles) and Helmsley (9 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and village hall. Whilst situated in a beautiful rural location, the property has quick and easy access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centres of Teesside within 15 miles and the historic City of York is situated approximately 45 miles away with mainline trains available to Kings Cross, London and Edinburgh.

ACCOMMODATION

ENTRANCE PORCH

Half glazed front door. Limestone flagged flooring. Window to the front. Electric panel heating. Fitted storage and hanging cupboard. Half glazed door to;

ENTRANCE HALL

Limestone flagged floor. Stairs to the First floor.

DINING KITCHEN

7.00 m (22'11") x 3.79 m (12'5")

Dual aspect room with windows to the front and rear. Limestone flagged floor. Range of joiner built birch fronted kitchen units with polished granite worktops, incorporating inset sink unit with mixer tap. Pair of integrated NEFF electric ovens. Island unit with integrated five ring NEFF induction hob. Recessed ceiling lights. Extractor fan.



UTILITY ROOM

4.85 m (15'11") x 3.30 m (10'10")

Fitted units with granite worktops incorporating one and a half bowl sink unit. Fitted storage. Limestone flagged floor. Electrics meters. Dishwasher point. Window to the rear. Understairs cupboard housing manifold for the underfloor heating. Exposed beam.

BOOT ROOM

3.54 m (11'7") x 3.10 m (10'2")

Fitted base unit incorporating Belfast sink. Gas central heating boiler. High pressurised water cylinder. Radiator. Door to the outside. Casement windows.

SITTING ROOM

4.20 m (13'9") x 3.38 m (11'1")

Casement window to the front overlooking the garden. Exposed beam.



LIVING ROOM

5.14 m (16'10") x 4.99 m (16'4")

Dual aspect room with lovely open views to the front. Double doors opening out onto the south facing flagged terrace to the front. Engineered oak floor. Wood burning stove set upon a tiled hearth with oak mantel. Television point. Stairs to the first floor. Side door into the conservatory. Pair of vertical radiators. Range of solid oak, bespoke shelving.

LAUNDRY ROOM

3.16 m (10'4") x 2.57 m (8'5")

Fitted units incorporating stainless steel sink units. Washing machine point. Tumble drier point. Window to the rear. Door out to the side.

CLOAKROOM

Low flush WC with hidden cistern. Wash hand basin.



FIRST FLOOR

LANDING

Casement window to the rear.

MASTER BEDROOM

5.18 m (17'0") x 4.58 m (15'0")

Pair of windows to the front, which take in the far reaching views over Bilsdale. Joiner built fitted storage. Pair of radiators.

FITTED WALK THROUGH WARDROBE

Fitted wardrobes. Loft inspection hatch, the loft is boarded out for storage and has a good head height.

EN-SUITE SHOWER ROOM

Walk in shower cubicle with natural stone tiled surround. Low flush WC and basin set within vanity unit. Window to the rear. Tiled flooring. Extractor fan. Chrome vertical towel rail.



BEDROOM FOUR
4.03 m (13'3") x 3.11 m (10'3")
Casement window to the rear. Radiator.

LANDING
Steel and glass balustrade. Window to the front. Beamed ceiling. Stairs to the Second floor.



BEDROOM TWO
3.99 m (13'1") x 3.16 m (10'4")
Casement window to the front. Radiator. Understairs fitted cupboards.

BEDROOM THREE
4.53 m (14'11") x 3.07 m (10'1")
Casement window to the front. Exposed beams. Radiator.



Bedroom Two



Bedroom Three

SHOWER ROOM

Walk in shower cubicle. Low flush WC and basin set within vanity unit. Window to the rear. Karndean flooring. Extractor fan. Vertical towel radiator.

BATHROOM

Freestanding bath. Wash hand basin set within a vanity unit. Low flush WC. Casement window to the rear. Recessed ceiling lights. Karndean flooring. Vertical towel radiator.



SECOND FLOOR

BEDROOM FIVE

5.53 m (18'2") x 2.95 m (9'8")

Three velux roof lights with fantastic views over Bilsdale. Radiator.

GARDENS & GROUNDS AND LAND

The gardens at High Bracken Hill are a delight, being thoughtfully landscaped and has been planted to create separate areas of interest.

To the immediate front lies an Indian stone terrace, which faces south and enjoys a lovely view across the gardens and beyond. The front garden has been planted up with borders which combine year-round colour and interest, spring bulbs, flowering perennials and a range of shrubs. This is set within stone walls and with the ground is a wildlife pond fed by a small brook which trickles through the garden.

At the far end lies a productive soft fruit and vegetable garden, enclosed by rabbit proof fences and timber framed bird-proof netting to all sides. A high specification cedar green house with matching cold frame and water butt, sits above this portion of garden. Further potting shed/garage with electric light and power. A lawned garden extends around the side and rear of the house. A large grassed area, formerly a riding arena stands to the north east corner of the grounds, a small paddock lies adjacent.



BUILDINGS

Formerly three loose boxes and a store plus a separate store room.

STABLES: 8.10 m (26'7") x 7.31 m (24'0")

STORE ROOM: 1.96 m (6'5") x 3.37 m (11'1")

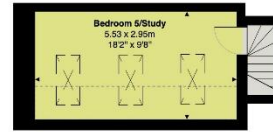




High Bracken Hill , Chop Gate, TS9 7LL



First Floor
Gross Internal Area: 119.1 m² ... 1282 ft²

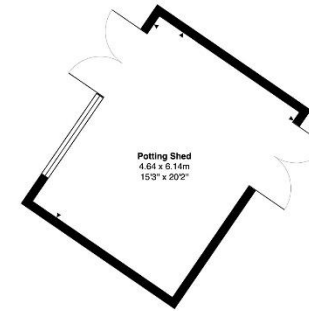


Second Floor
Gross Internal Area: 18.4 m² ... 198 ft²

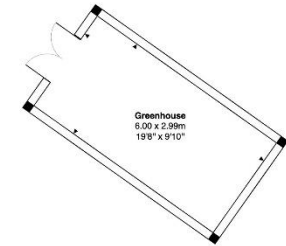


Ground Floor
Gross Internal Area: 150.0 m² ... 1615 ft²

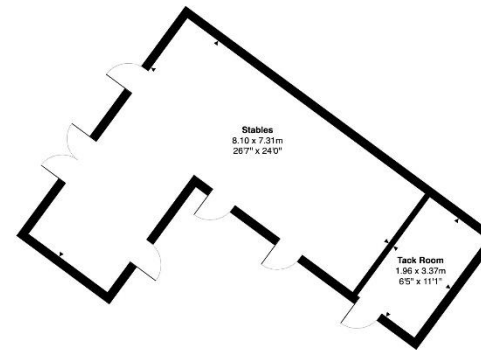
Gross Internal Area: 287.5 m² ... 3094 ft² (excluding stables, tack room, potting shed, greenhouse)
All measurements are approximated for display purposes only and should be independently verified
Copyright © 2022 Matt Hillier Photographer
www.matthillier.co.uk



Gross Internal Area: 0.0 m² ... 0 ft²



Gross Internal Area: 0.0 m² ... 0 ft²



Gross Internal Area: 0.0 m² ... 0 ft²

C010 Printed by Ravensworth Digital 0870 112 5306

PROFESSIONALS IN PROPERTY SINCE 1860



15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 Fax: 01653 698305
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT
Tel: 01439 772000 Fax: 01439 772111
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 Fax: 01751 472992
Email: pickering@cundalls.co.uk



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are excluded from the sale.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A footpath runs along the track, before turning off alongside the neighbours property. The footpath does not cross the land or grounds of the property proper.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and scores D/68.

WATER

There is a private Spring Water supply serving the land, the buildings and the farmhouse.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or Judith Simpson on 01751 472 766 email: tom.watson@cundalls.co.uk / judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric. Spring water supply. Private drainage.
Broadband: Boundless network array which provides internet.
Council Tax: Band F.
Planning: North York Moors National Park Authority Tel: 01439 770657.
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agents office in Malton, 01653 697 820
Postcode: TS9 7LL. (Please do not rely on Sat Nav, please also view location plan).
Photography 2022/2023.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any

