

# HOWLDALE STABLES

BEADLAM, NAWTON  
YO62 7SX

Cundalls









## HOWLDALE STABLES

HIGH LANE, BEADLAM

NORTH YORKSHIRE

YO62 7SX

*Scarborough 7 miles, Malton 29 miles, York 46, Leeds 72 miles (all distances are approximate)*

**A lovely edge of village equestrian property situated between Helmsley and Kirkbymoorside, comprising modern 3 bedroom bungalow, range of buildings and stables together with 14 acres of grassland including a lovely private dale**

- **HOUSE:** Attractive modern accommodation amounting to over 1,460 square feet in total. Comprising: entrance hall, triple aspect sitting room, breakfast room, conservatory, kitchen, utility, shower room and dining room/grounds floor bedroom three. Upstairs are two further double bedrooms and the main house bathroom.
- **EQUESTRIAN FACILITIES:** Superb equestrian facilities including 6 stables, tack room, feed store and general purpose hay barn/store.
- **LAND:** In all around 14 acres including a number of post and rail grazing paddocks, private grass dale and a 4.5 furlong exercise track.

**GUIDE PRICE £650,000**



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## DESCRIPTION / BACKGROUND

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A privately situated purpose build equestrian property comprising a modern detached dormer bungalow, stable block, buildings and grazing land extending to 14 acres, arranged into a number of paddocks and including 4.5 furlong exercise track.

Howldale Stables was purpose built 25 years ago as an equestrian yard and was both well planned and executed for this purpose and is an ideal property for those with equestrian interests.

The property comprises a stone built dormer bungalow which provides versatile accommodation amounting to 1,460 square feet. In brief, entrance hall, triple aspect sitting room, breakfast room, conservatory, kitchen, utility, shower room and dining room/grounds floor bedroom three. Upstairs are two further double bedrooms and the main house bathroom.

The property occupies a very private position off High Lane with an attractive aspect overlooking the paddocks and stables and with attractive gardens to the side and rear.

The land is divided into a number of post and rail paddocks and extends to some 14 acres which includes a number of post and rail paddocks and a lovely private grass dale. To the side is a lengthy half a mile, flat and straight track, ideal for exercising horses and bounded to the side by a bridleway which offers fantastic riding further afield, either to the north to Howldale Rigg, or to the south where a lovely circular riding route to Harome and back offers miles of riding and bridleways. To the side stands a substantial timber stable block, providing six stables, tack room and feed store. A timber pole barn stands to the side.

Please note that Howldale Stables is restricted by an equestrian occupancy clause.

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## LOCATION

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Beadlam and its adjoining village of Nawton are a pair of thriving villages lying on the A170 Thirsk to Scarborough road and is approximately three miles from Helmsley and three miles from Kirkbymoorside. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant, fish & chip shop and recreation ground and the village is on a good bus route.

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## ACCOMMODATION

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### ENTRANCE HALL

Panelled front door. Casement window to the front. Radiator. Wood laminate floor. Stairs to the first floor with understairs cupboard.

### SITTING ROOM

6.65 m (21'10") x 3.70 m (12'2")

Triple aspect with windows front, rear and side. Gas fire with marble insert and timber mantel piece. Two radiators. Coving. Television point. Wall lights. Glazed double doors into the Breakfast Room.



### BREAKFAST ROOM

3.00 m (9'10") x 2.50 m (8'2")

Coving. Wood laminate floor. Radiator. Sliding patio doors to the conservatory.

### CONSERVATORY

3.53 m (11'7") x 3.20 m (10'6")

Pitched translucent roof. Door out onto the patio . Ceiling fan.





## KITCHEN

4.95 m (16'3") x 3.74 m (12'3")

Fitted base and wall cabinets incorporating stainless steel sink unit. Electric cooker point with extractor overhead. Tiled splashback. Recessed ceiling lights. Dishwasher point. Windows to the rear and side. Radiator.





#### REAR HALL

Tiled floor. Half glazed door outside.

#### DINING ROOM/BEDROOM THREE

3.96 m (13'0") x 3.72 m (12'3")

Casement window to the front. Radiator. Coving. Fitted storage cupboard.



#### UTILITY ROOM

2.57 m x 1.63 m

Casement window to the side. Base units incorporating stainless steel sink unit. Ideal gas fired central heating boiler. Washing machine point. Tiled floor. Electric fuses.

#### SHOWER ROOM

2.92 m (9'7") x 1.52 m (5'0")

Shower cubicle with electric shower. Low flush WC. Pedestal wash hand basin. Casement window to the side. Radiator. Tiled floor.

#### FIRST FLOOR

##### LANDING

Eaves fitted storage. Velux roof light.

##### BEDROOM ONE

4.53 m (14'10") x 3.74 m (12'3")

Window to the front. Radiator. Eaves fitted storage. Wall lights.



##### BEDROOM TWO

4.50 m (14'9") x 4.20 m (13'9")

Window to the rear. Radiator. Eaves fitted storage.

##### BATHROOM

2.16 m (7'1") x 2.00 m (6'7")

White suite, bath with a tiled surround. Low flush WC. Pedestal wash hand basin. Radiator. Velux roof light. Electric shaver point.

**OUTSIDE AND LAND.**

Howldale Stables lies just off High Lane, up a short driveway shared with just two other properties The property has attractive, well established grounds, with a pretty cottage style garden to the rear which faces south and is a sheltered and very private space. To the side is a vegetable and soft fruit garden, with raised beds and steps leading up the side door, flanked by herb borders There is plenty of parking to the side of the tarmac driveway.

The grassland runs off to the rear of the property, with a direct view from the house across the land heading north.

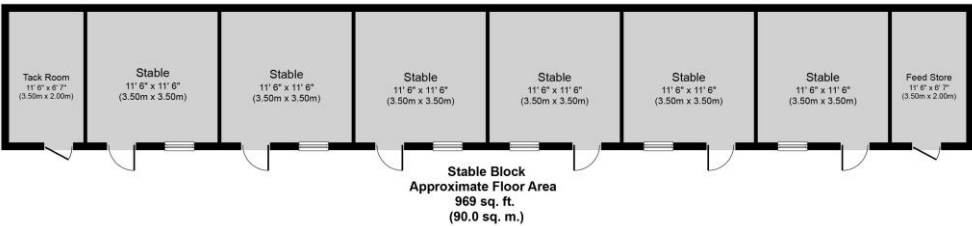
In all 14 acres, which has been subdivided into a number of post and rail paddocks. There is water to the land and a pair of field shelters to the top two paddocks. There is also a lovely tree lined grass dale.

To the side is a lengthy half a mile, flat and straight length of land, ideal for exercising horses and bounded to the side by a bridleway which offers fantastic riding further afield, either to the north to Howldale Rigg, or to the south where a lovely circular riding route to Harome and back offers miles of riding and bridleways.



**STABLES & BUILDINGS**

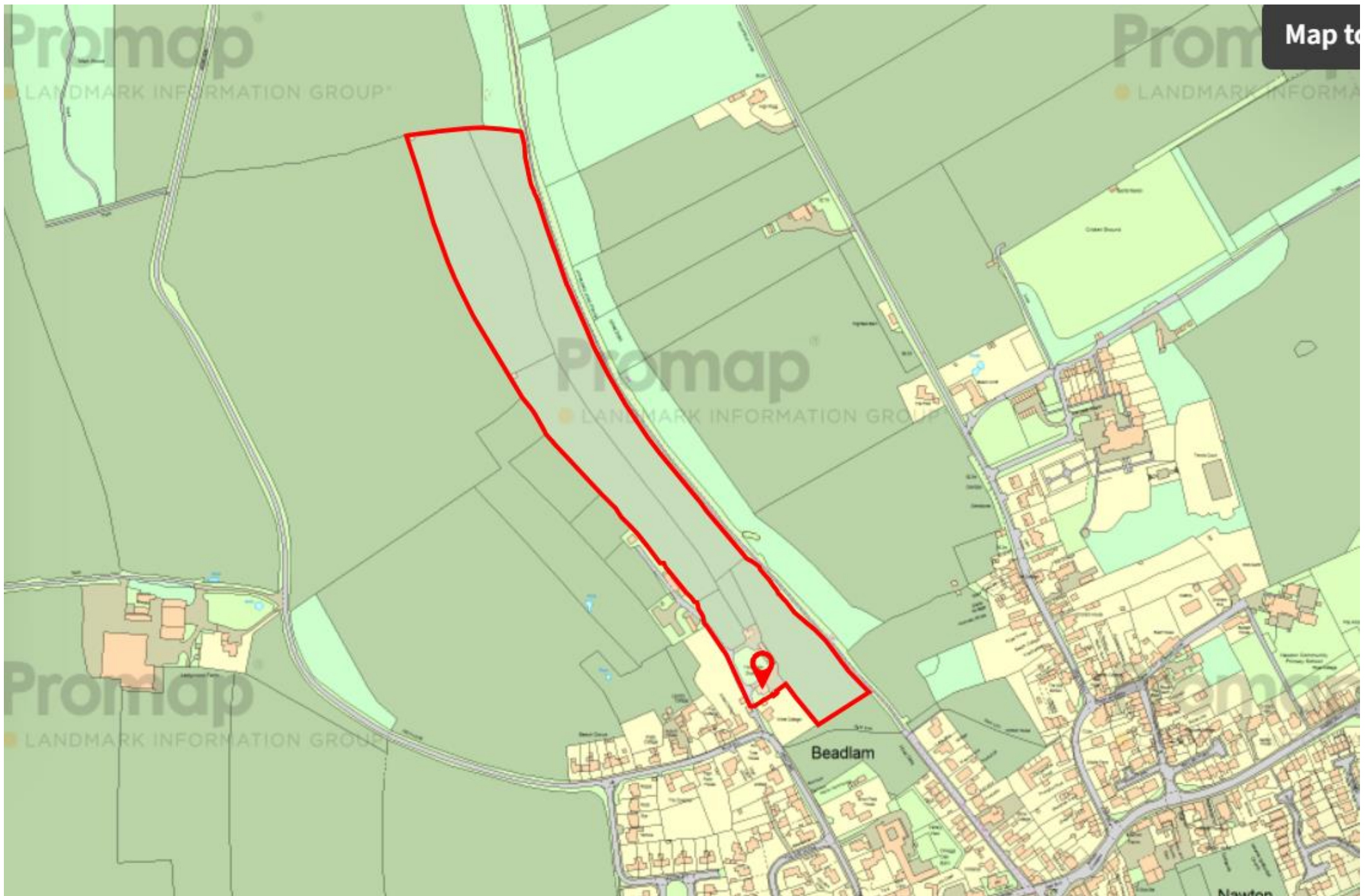
To the side is a substantial timber stable range, comprising six loose boxes and both a feed and tack room.



There is also a general purpose timber pole barn providing a useful hay / general purpose store.





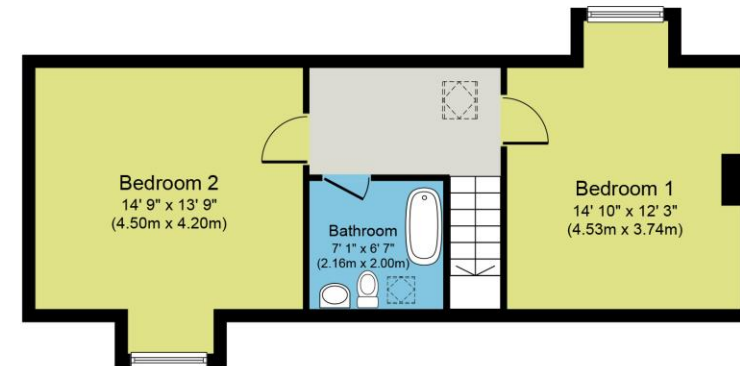
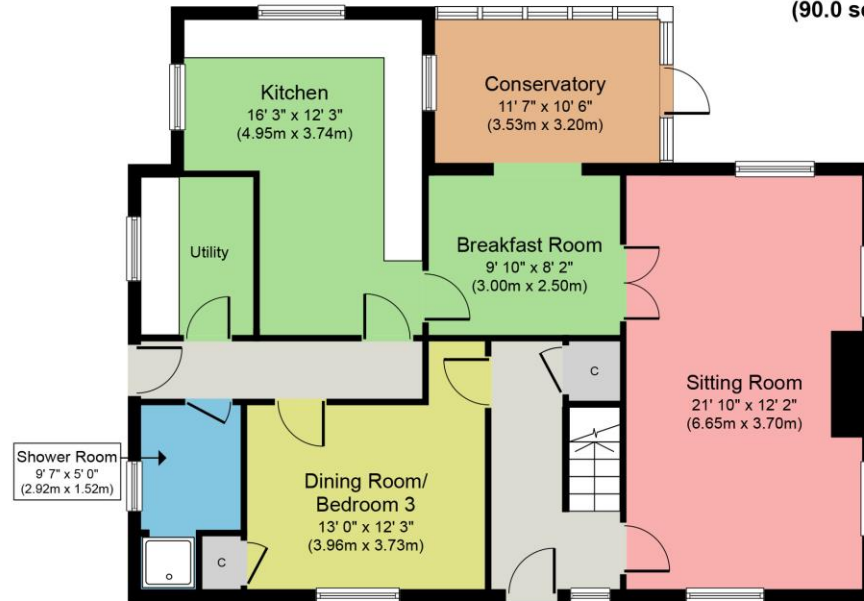
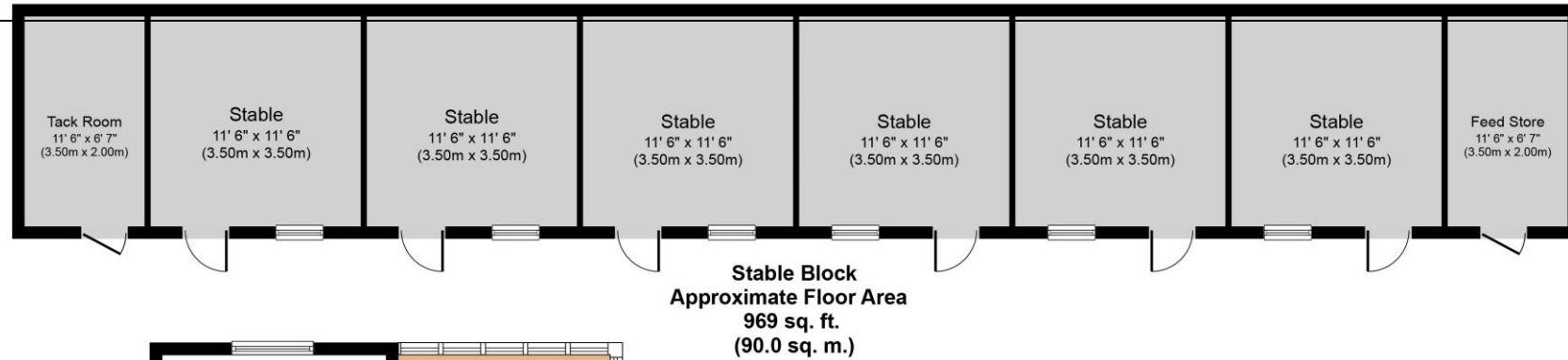








## FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### GENERAL INFORMATION - REMARKS & STIPULATIONS

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#### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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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. Howldale Stables has a right of way over the first portion of the driveway and there is a right of way along the driveway which runs adjacent to the first 2 paddocks for the owner of the buildings to the north west.

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#### OCCUPANCY CLAUSE

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Please note the property is subject to an Equestrian Occupancy Clause limiting its occupancy to those making their income from equestrian businesses.

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#### BOUNDARIES

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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.

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#### ENERGY PERFORMANCE CERTIFICATE

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TBC

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#### METHOD OF SALE

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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 Judith Simpson on 01751 472 766. email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk).

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#### GENERAL INFORMATION

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Services:	Mains water, drainage & electric. Central heating is Super fast high speed broadband & 4G available (provider dependant).
Planning:	North Yorkshire County Council
Council Tax:	Band F
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO62 7SX

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 representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



