

TENSING APPLETON-LE-MOORS



A characterful conversion of 18th Century farm buildings, converted to provide sizable and versatile accommodation, set within a mature, south facing plot.

Over 2,000 square feet of accommodation

Kitchen – Dining Room - Sitting Room – Snug – Utility Room – Shower room

Ground Floor bedroom with wet room.

Up to two first floor bedrooms – Storeroom

Set upon a large, south facing plot with mature garden and grounds.

Ample off-street parking – garage and store buildings

GUIDE PRICE £499,950

A substantial barn conversion, set in lovely, south facing grounds and located in a very well-regarded National Park Village.

A striking character property, situated in a lovely south facing plot, with a versatile range of accommodation amounting to just over 2,000 square feet with sleeping accommodation arranged over two floors. Converted from a range of traditional buildings, Tensing is characterised by a series of high arched windows echoing the former cart shed, which flood the main reception space with light and look out onto the garden. The accommodation briefly comprises: entrance porch, kitchen with adjoining dining room and a large main central reception room with a separate snug, utility room and ground floor shower room. The eastern wing of the property provides a large ground floor bedroom with wet room. On the first floor is a study landing and two double bedrooms, with a useful storage room off bedroom three.

Tensing sits well back from the village street and is nicely framed by its grounds. A five-bar gate provides access onto the gravelled parking area which lies to the front of the garage/store. The garden is laid to lawn, with a well-stocked herbaceous border flanking the stone wall to the front, a number of ornamental trees stand in the grounds and an area of hard standing with shed and raised vegetable beds stands to the side.



LOCATION

Appleton-le-Moors is a pretty and popular village with a thriving local community, set within the North Yorks Moors National Park and located some 4 miles to the east of the historic market town of Kirkbymoorside which offers a full range of amenities and 8 miles west of Pickering which is equally well served. The village has the benefit of a Church and a well-regarded classic village pub with restaurant and is ideally positioned for a wide variety of country pursuits.

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Timber front door. Half glazed inner door.

KITCHEN

4.30 m (14'1") x 2.89 m (9'6")

Range of matching base and wall units incorporating one and a half bowl stainless steel sink unit. Automatic dishwasher. Integrated electric oven with four ring hob with extractor overhead. Tiled splash backs. Windows to the front and rear.



DINING ROOM

4.77 m (15'8") x 3.28 m (10'9")

Feature fireplace set within a brick chimney breast. Arched window to the front. Radiator. Television point.



SITTING ROOM

4.81 m (15'9") x 4.77 m (15'8")

Pair of arched windows to the front. Wood burning stove set within a stone fireplace with oak mantel. Two radiators. Wall lights. Television point. Open through to the Snug.



SNUG

4.76 m (15'7") x 3.25 m (10'8")

Arched window. Base unit incorporating single bowl sink unit. Beamed ceiling. Radiator. Wall light. Stairs to the first floor.



UTILITY ROOM

3.03 m (9'11") x 2.49 m (8'2")

Tiled floor. Fitted base units. Window to the front. Glazed double doors out to the side. Automatic washing machine point. Radiator.

SHOWER ROOM

2.87 m (9'5") x 1.77 m (5'10")

Double width shower. WC in a concealed cistern. Bidet. Wall hung wash hand basin. Windows to the rear and side. Radiator. Extractor fan. Towel rail.



BEDROOM ONE

6.16 m (20'3") x 4.10 m (13'5")

Pair of casement windows to the front. Window to the rear. Engineered wood floor. Pair of radiators. Exposed beam.



WET ROOM

2.15 m (7'4") x 1.94 m (6'4")

Fully tiled with shower. WC with concealed cistern. Wall hung wash hand basin. Extractor fan. Heated towel rail.



FIRST FLOOR

LANDING.

Panelled ceiling. Velux roof lights front and back. Radiator.

BEDROOM TWO

4.60 m (15'1") x 3.01 m (9'10")

Velux roof lights to the front and rear. Casement window to the side. Fitted storage cupboards. Radiator. Wood floorboards.



BEDROOM THREE

5.42 m (17'9") x 4.94 m (16'2")

Sky light. Access through to the storeroom

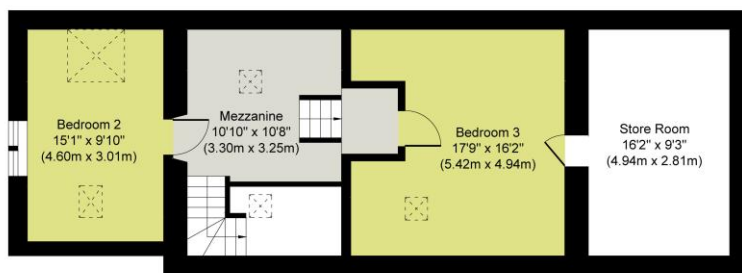


OUTSIDE

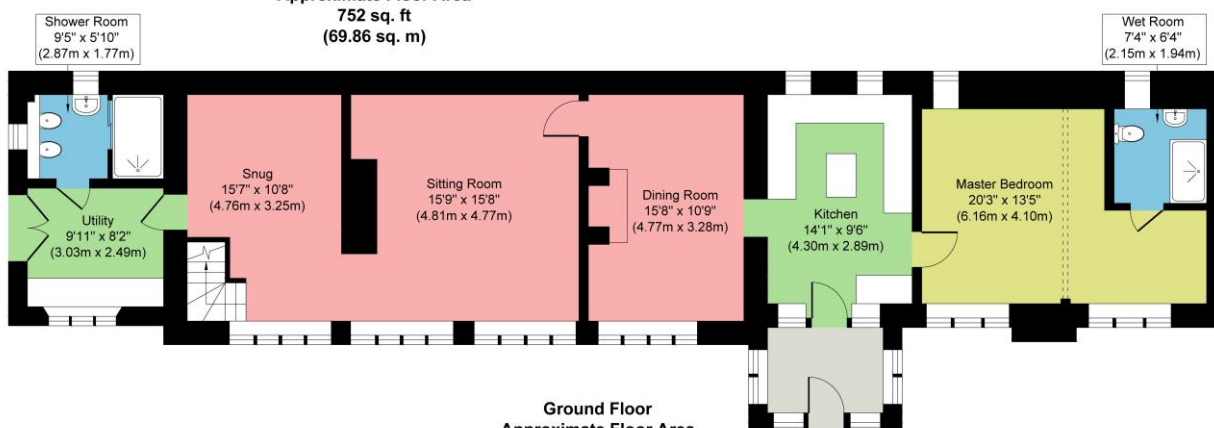
Tensing is set well back from the village street, behind a stone wall which affords the house and grounds a good degree of privacy. Access onto the drive is through a timber gate and there is under cover parking within the garage building to the side.

The majority of the garden lies to the front and has a lovely south facing aspect. Largely laid out lawn with a number of mature shrubs and trees providing plenty of colour and interest. To the side is a hard paved patio area, on which are sited a number of raised vegetable beds and timber garden shed. There is an outside water supply to the garden.





First Floor
Approximate Floor Area
752 sq. ft
(69.86 sq. m)



Ground Floor
Approximate Floor Area
1332 sq. ft
(123.71 sq. m)

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

Services: Mains water, drainage and electricity. Oil fired central heating.
 Tenure: We understand that the property is Freehold with vacant possession to be granted upon completion.
 Council Tax: D
 EPC: Current E/47 Potential D/65
 Post Code: YO62 6TF.
 Viewing: Strictly by appointment with the Agent's Pickering office.
 Photos taken & brochure prepared October 2025

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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.

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