

Blenkin

& Co

CHARTERED SURVEYORS



WOODLANDS FARM • THIMBLEBY





WOODLANDS FARM

Thimbleby, Northallerton DL6 3PY

A19 1 miles · Northallerton 6 miles

Thirsk 9 miles · York 30 miles

Handsome period farmhouse and annexe with equestrian facilities and land

Entrance and staircase hall · 4 reception rooms · kitchen breakfast room · utility room · 4 bedrooms · 4 bathrooms

Separate annexe with 2 further bedroom suites

Self-contained flat with kitchen/living room · bedroom · bathroom

10 stables · manège · yard · fenced paddocks

In all 9.9 acres

For Sale Freehold

Woodlands Farm is a handsome period property constructed of stone with a pantile roof set within beautiful countryside and enjoying a prime location on the western edge of the North York Moors National Park. It offers extensive living accommodation including four bedrooms with en suite bathrooms, one of which is on the ground floor. In addition, there is a separate annexe, converted from former stables, that provides two further guest bedroom suites and a self-contained flat. The property is fully equipped for equestrian needs with ten working stables, a manège, walking trainer and six paddocks enclosed by post and rail fencing.

- Stone built house and stables in a pretty estate village
- Grade II listed
- Main house with 6905 sq ft of accommodation over two floors
- Planning permission to extend and develop the main house
- Equestrian - stables, manège, walking trainer
- Nearly 10 acres in all
- Vacant possession, no onward chain
- Convenient for market towns, A19 and motorway network

Planning permission has been granted to extend the main house with a two-storey extension to the dwelling and alterations to the stables, creating additional accommodation. The plans are available (planning number 20/01477/FUL).

Woodlands Farm is being offered for sale as a private home but is currently run as a Bed & Breakfast business.

Environs

The rural hamlet of Thimbleby is located on the western edge of the North York Moors National Park, just over a mile from the popular walker's village of Osmotherley and within easy reach of the market towns of Northallerton and Thirsk. Both towns have railway stations offering services to London. The property lies just a short drive from the A19 connecting to the historic City of York, and is twelve miles from the A1(M) and seventeen miles from Teeside International Airport.

Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: Mains electric, water. Oil central heating. Private drainage

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Local Authority: North Yorkshire Council www.northyorks.gov.uk North York Moors National Park

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: From the A19 take the turning to Thimbleby and the property is the first property in the hamlet on the left hand side.



Annexe

Woodlands Farm, Thimbleby, Northallerton, DL6 3PY

NOT TO SCALE FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA

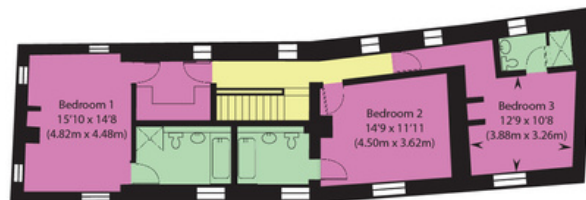
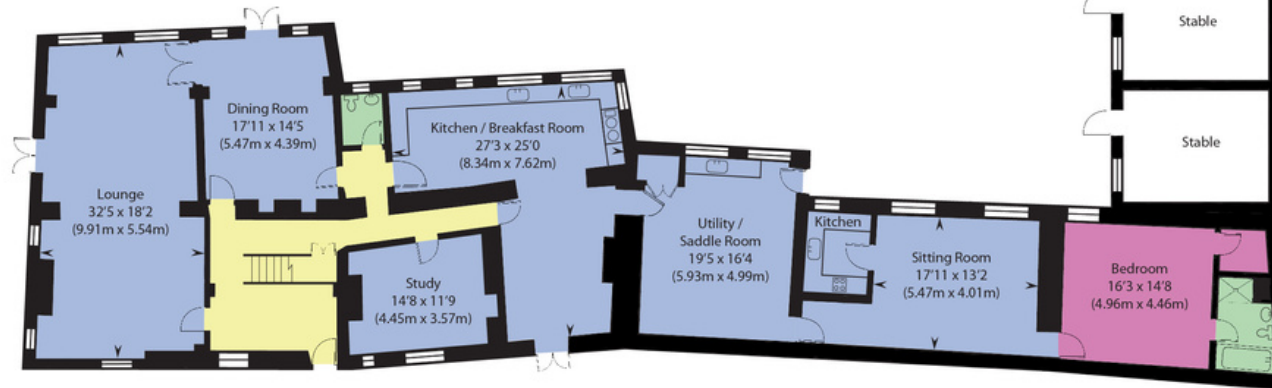
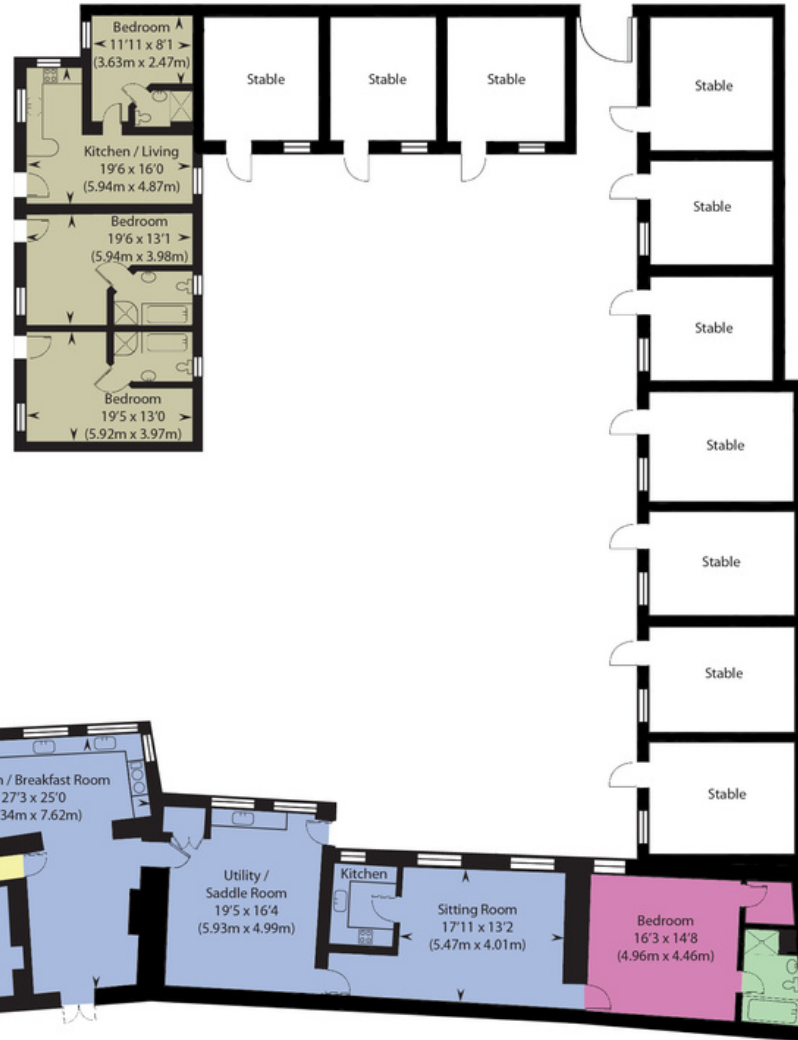
Total - 6905 SQ FT / 642.34 SQ M

Main House - 3221 SQ FT / 299 SQ M

Annexe - 718 SQ FT / 67 SQ M

Stables - 2048 SQ FT / 191.03 SQ M

Holiday Cottages - 918 SQ FT / 85.31 SQ M



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: September 2023



City

Country

Coast