



CASTLE HOUSE FARMHOUSE

Little Broughton, North Yorkshire



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LITTLE BROUGHTON, NORTH YORKSHIRE, TS9 5JE

A CHARACTER FARMHOUSE WITH SUBSTANTIAL ACCOMMODATION, WELL-MAINTAINED PADDOCK, LARGE TIMBER OUTBUILDINGS, GARDENS AND DOUBLE GARAGE, ALL PERFECTLY TUCKED AWAY IN A GLORIOUS LOCATION WITH OUTSTANDING VIEWS

Accommodation

Entrance Vestibule • Large Reception Hall • Farmhouse Kitchen and Dining Room • Utility Room • Living Room • Garden Room • Dining Room Snug with Fireplace • Study or Ground Floor Bedroom and Further Sitting Area Cloakroom/W.C. • Four First Floor Bedrooms • Master Bedroom with Dressing Area and En Suite • Two Further Bathrooms

Externally

In All, Approx. 2.89 Acres Including a Flat and Well-Maintained Grass Paddock of Approx. 2.5 Acres Immediately in Front of the Property • Large Timber Barn and Further Substantial Outbuilding • Mature Gardens Front and Side Parking for Multiple Vehicles • Double Garage



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Little Broughton is a small medieval hamlet now made up of only a few sporadic farms and dwellings, situated roughly 1.5 miles from the much sought-after village of Great Broughton. The area is particularly popular with walkers and enjoys many stunning views, with Great Broughton providing a sports club, primary school, the Wainstones Hotel, the Bay Horse Pub and the Jet Miners Pub (all serving food).

Stokesley 3.7 miles, Northallerton 18.9 miles, Middlesbrough 12.1 miles, Darlington 26.5 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Castle House Farmhouse

Castle House Farmhouse enjoys a wonderful position, tucked away off the beaten track and situated alongside a working farm. There is an impressive paddock immediately in front of the property with a far-reaching vista to enjoy from both the house and gardens.

The flexible and substantial accommodation offers up to five bedrooms with four reception rooms and annex potential on the ground floor. A luxurious en suite and dressing area for the master bedroom and two further house bathrooms will keep you, your family and guests comfortable, whilst all of the first floor bedrooms enjoy a stunning view over the paddock towards the hills.

Outside, there are impressive gardens to the side and front and a separate fenced vegetable garden. There is a superb opportunity to utilise the large, timber-framed buildings which are both substantial and have direct gated access to the paddock.



Accommodation

A pathway leads up to the main front door of the property, flanked by wisteria and opening into an entrance vestibule and onwards to the spacious and welcoming hall. Turning right from here leads through to the hub of the home: the large, farmhouse-style kitchen and dining room, which has a characterful stone flagged floor and a central Aga and companion with brick surround. This is a wonderful room in which to spend time with friends and family, enjoying the views of the garden, paddock and hills beyond. There is convenient access to the double garage, perfect for bringing shopping in from the car, whilst the separate utility room ensures that the essentials can be kept neatly out of the way.

Double doors from the kitchen open into the garden room, creating a huge space for entertaining. There are windows to all sides and further doors leading outside, allowing your guests to enjoy views of the surrounding countryside.

The snug is a comfortable room with a feature stove and ceiling beams, providing a quiet space in which to relax with a book or simply look out over the garden.

Turning left from the entrance hall takes you through to a part of the home which could easily be used as annex accommodation if required. The main living room is positioned to this side of the property and features a central fireplace and bay window offering views of the garden. An archway leads through to an additional space at the rear, currently used as a music room with French doors filling the area with natural sunlight and opening up to one of the patios surrounding the property.

A door from the music room leads through to the study, which could easily be used as a fifth bedroom and also has access to the side garden and patio.

Accessible from the main hall, the formal dining room has a feature fireplace and also benefits from a bay window taking advantage of the vista to the front.



To the first floor, the spacious landing gives access to four double bedrooms and both bathrooms. Positioned at the far end of the property, the large, dual aspect master bedroom feels very light and airy with its vaulted ceiling and windows to two sides. There is a dressing area with built-in wardrobes and cupboards, along with an en suite which has a step-in shower cubicle and is well-lit via the Velux-style window.

The remaining three bedrooms, one of which has a full range of built-in wardrobes, are serviced by the good-sized bathroom with free-standing bath and shower cubicle, along with a second shower room, finished in a modern style with a walk-in shower and drenching head.



Externally

The property is perfectly situated to take in the glorious views from every direction. In addition, there are beautiful gardens surrounding the house, with a variety of seating areas to enjoy the sunshine or shade at different times of the day.

For those with green fingers, there is a well-stocked kitchen garden with mature fruit and vegetable plots, along with flower beds, shrubbery, stretches of lawn and landscaping.

There are two substantial timber outbuildings, which offer flexibility for a number of uses depending upon your requirements and preferences. One of these is enclosed whilst the other has an open front and both enjoy direct access via the front yard through to the paddock.

Paddock

The paddock is a well-maintained single grass field, fully fenced and flat, measuring approximately 2.5 acres. There is access for larger vehicles via a gate adjacent to the property and a further field gate giving access to the outbuildings and yard area.

Garage and Parking

There is off-road parking for multiple vehicles and a double garage with courtesy door straight through to the kitchen.



Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217

Local Authority

Hambleton District Council. Council tax band F.

Services

Mains electricity, mains water and drainage to a septic tank.

Bridleways and Footpaths

Please note, the track from the main road to Castle House Farmhouse is also a bridleway and a public footpath crosses the paddock.

Wayleaves and Covenants

Castle House Farmhouse is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Directions

From Great Broughton, follow the Ingleby Greenhow road for approximately 1.25 kilometres, looking out for the left turn track leading up to the farmhouse. Please note, this is also a public bridleway and, although well-maintained, people with low-slung cars should consider any clearance before proceeding. Carrying along the track, you will find Castle House Farmhouse approximately 1 kilometre from the road, on the left hand side.

what3words reference: cornfield.simple.tequila.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

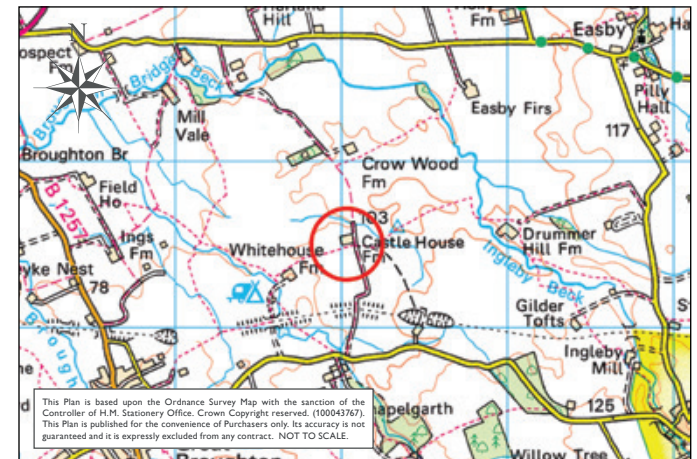
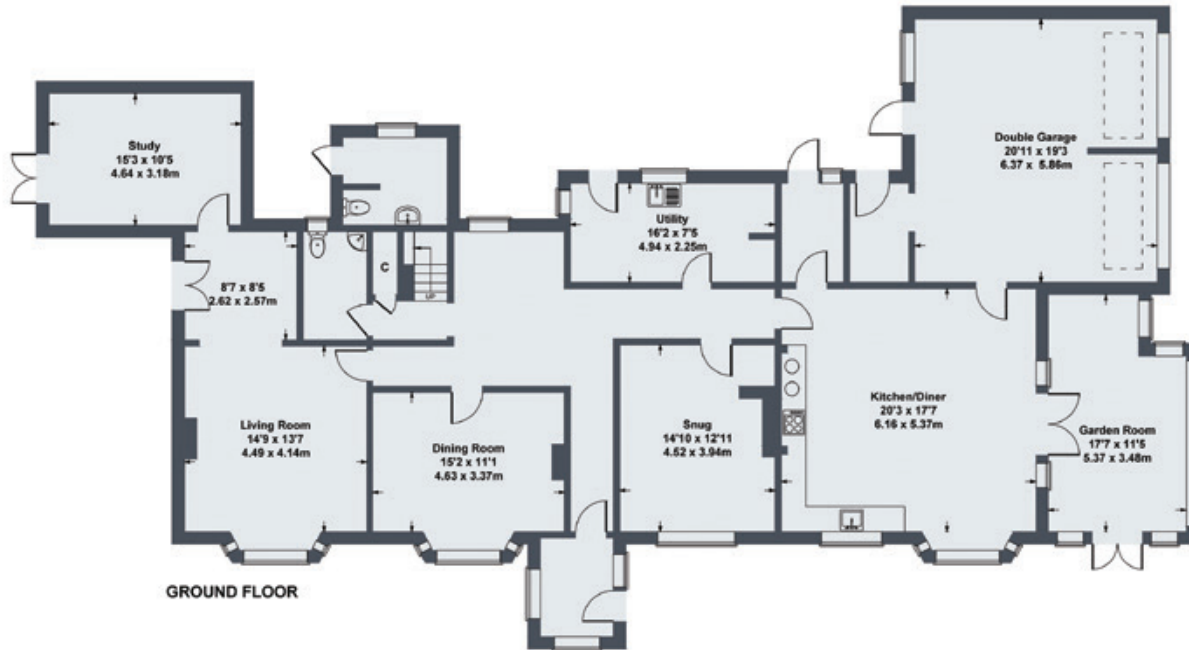
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Approximate Gross Internal Area
4112 sq ft - 382 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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Photographs taken: July 2023