



# MANOR HOME FARM

Deighton, Northallerton, North Yorkshire





# MANOR HOME FARM

DEIGHTON, NORTHALLERTON, NORTH YORKSHIRE, DL6 2SJ

Northallerton 6 miles, Darlington 12 miles, Yarm 8 miles, Teesside Airport 14 miles, Richmond 18 miles

## Accommodation

Entrance hall • Sitting room with central fireplace • Open-plan living room • Dining area  
Kitchen • Utility • Ground floor bedroom • Ground floor bathroom • First floor family  
bathroom • Luxurious master bedroom with en suite • Two further bedrooms

## Externally

Mix of traditional and modern farm buildings  
Development potential subject to planning  
Grazing land in all approx. 22.10 acres  
Lawned gardens • Gated drive and parking



**GSC GRAYS**

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,  
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Chester-le-Street  
Tel: 0191 303 9540

Barnard Castle  
Tel: 01833 637000

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320









## Manor Home Farm

Manor Home Farm is an agricultural smallholding with a spacious modern farmhouse, a range of modern and traditional outbuildings and land extending to approximately 22.10 acres. The detached house is immaculately presented, with four-bedroom and is well positioned to enjoy stunning views of the countryside.

### Situation and Amenities

Manor Home Farm is situated on the edge of the hamlet of Deighton, one of several small, pretty villages north and west of Northallerton, with a wonderful rural outlook and panoramic views towards the Hambleton Hills. Ideally situated between the A19 and the A1, there is excellent road access to the north and south along with plenty of quiet lanes and bridleways, ideal for those with a love of the outdoors.

The nearest train station is at Northallerton, 6 miles away, which has an excellent range of boutique and national shops, restaurants, bars, cafes and professional services and there are excellent schooling facilities for all ages.

Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside Airport only 14 miles away.

For the equestrian enthusiast, there are 2 major equestrian competition centres at Northallerton and Richmond and several smaller equestrian centres close by, hosting British Eventing, British Showjumping, British Dressage and an array of unaffiliated competitions with pony clubs and riding clubs to suit all. The property sits on the border of the Hurworth and Bedale Hunts, with the Zetland, York and Ainsty, Cleveland and Bilsdale, all within a 20 minute drive.





### Accommodation

Manor Home Farmhouse is an attractive family home with a large, light-filled entrance hall providing an impressive welcome. From here, there is access through to the good-sized sitting room and onwards to the living area. Between these two rooms, there is a beautiful feature fireplace with multi-fuel stove, creating a warm and comfortable environment in which to relax.

The light and bright living area opens up to the dining area and onwards to the kitchen, a lovely space to enjoy with friends and family with views over the rear gardens towards the farmland beyond.

There is a well-equipped, contemporary kitchen which has crisp white styling and is fitted with everything a modern

family needs. The excellent utility room keeps all of the essential neatly out of the way, with access to a w.c and a door leading outside, ideal for those days in the garden or farmyard. A boiler cupboard and storeroom offer further storage space.

Bedroom accommodation is flexible with a double bedroom located on the ground floor complemented by a ground floor bathroom, offering options for guests to have their own space or perfect for an owner requiring ground floor facilities.

On the first floor, the light and open landing has doors to all three bedrooms and the family bathroom with access to the loft via a drop-down ladder. The master bedroom suite benefits from its own en suite along with a triple aspect giving a different and far-reaching view from each window. There is plenty of space for furniture and double doors opening out to

a Juliette balcony which looks back to the village. There are two further bedrooms, one to the front and one to the rear of the house, along with a family bathroom with twin sinks.

### Gardens

To the front of the house, there is a low stone wall with double gates opening up to the driveway. There are well-kept lawned gardens with a good mix of planting and trees, access from the farm track through the front double gates and a field gate leading to the grazing area. At the rear of the garden is a dilapidated Nissan hut.



## Farm Buildings

The property includes a mix of outbuildings offering both development potential (subject to planning) and for general farm/equestrian/agricultural or other enterprises. These extend to:

*Former Byre 6.4m x 6.35m* - Brick-built with a corrugated roof and concrete floor.

*Storage Building 6.4m x 3.05m*

*Cattle Housing/Milking Parlour 6.4m x 3.96m* - Brick-built with corrugated roof, concrete floor and drainage channel.

*Steel Framed Building 9.9m x 6.67m* - Corrugated roof and walls with vehicular and pedestrian access.

*Large Steel Framed Barn with Lean-To 22m x 12m* - Three corrugated sides and a gravel floor with adjacent lean-to having block work and timber walls and a part concrete floor with full height vehicular access.

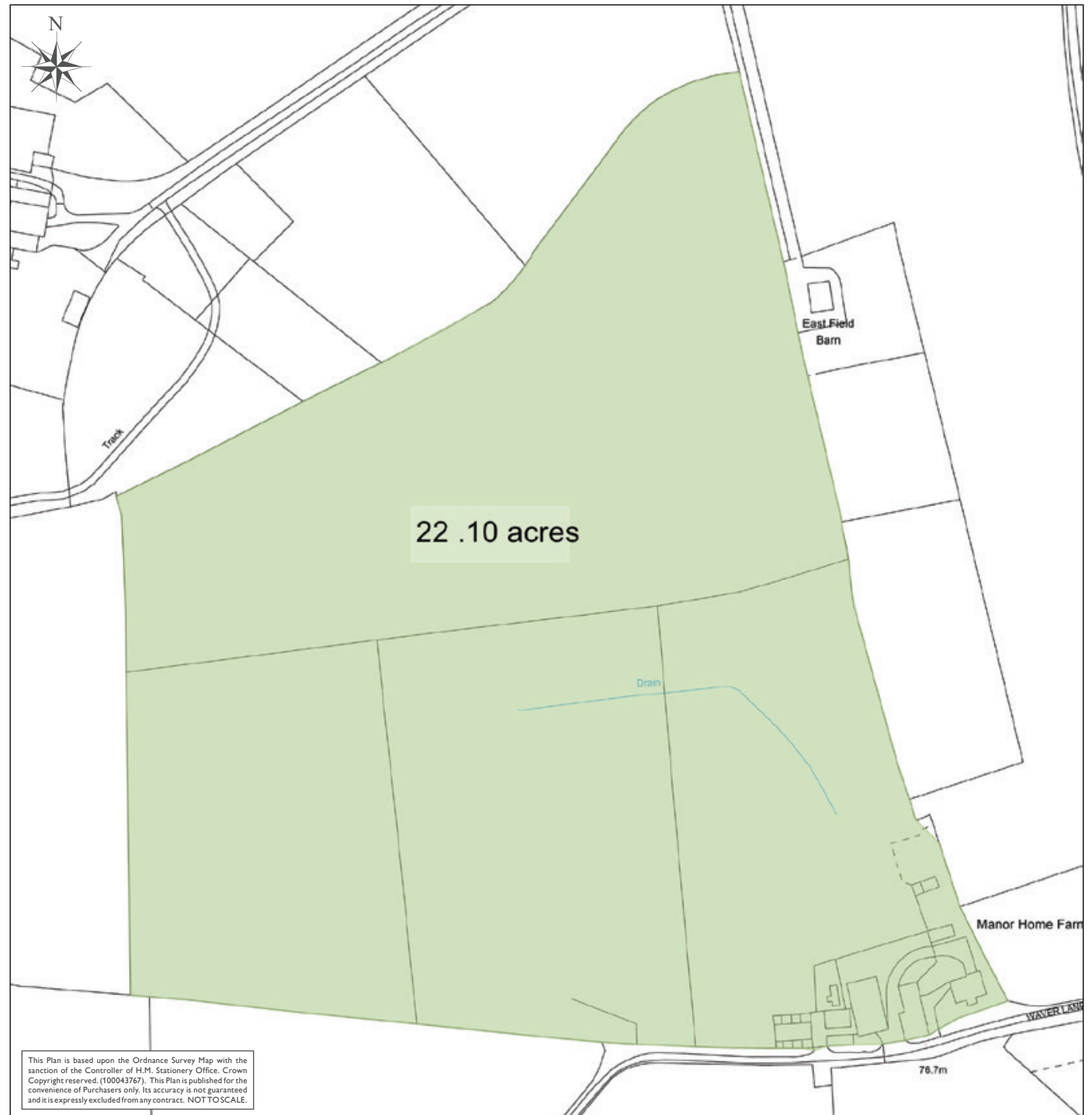
## Redundant Outbuildings

To the west of the large barn, there is a range of redundant and dilapidated buildings previously used as garaging, pig housing and stabling. To the north of the large barn is an area of rough ground.

## The Land

In all, 22.1 acres including the gardens, outbuildings and grassland, all within a ring fence and interconnecting with the outbuildings and the main house. The fields have access to water and have most recently been cut for silage rather than fenced for grazing.

No Environmental or Stewardship Schemes have been entered into on the land. The land is registered with the Rural Payments Agency but there are no longer Basic Payment Scheme claims and any forthcoming de-linked payments will be retained by the Seller.





#### Services

The property is connected to mains water and electricity with oil-fired heating and private drainage.

It is understood that the septic tank discharges to a soakaway. The vendor does not give any guarantee that the regulations are satisfied but they are believed to be and all offers should take this into consideration.

#### Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

#### Tenure

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

#### GENERAL INFORMATION

##### Local Authority and Council Tax

North Yorkshire Council. Tel: 01609 779977. Council tax band C.

##### EPC

EPC rating D 56

##### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, white goods, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

#### Directions

On the western side of Deighton village, look for the track between The Beeches and Gower House. The what3words reference for the turn-off is [///singing.regarding.scales](#). Take this track between the houses for approximately 400m where you will find Manor Home Farm on the right hand side.

Parking area what3words: [///educated.cookie.spices](#)

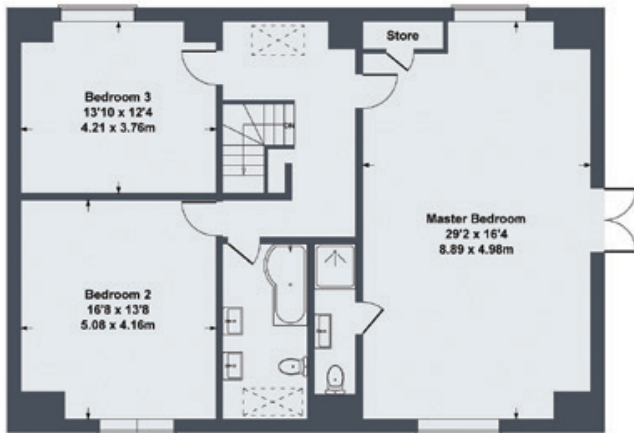
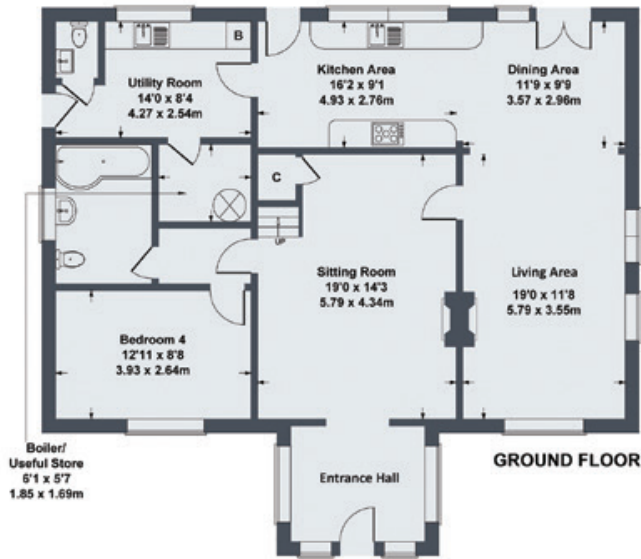
#### Viewing

Strictly by appointment through the Selling Agents GSC Grays  
Tel: 01748 829 217



# Manor Home Farm

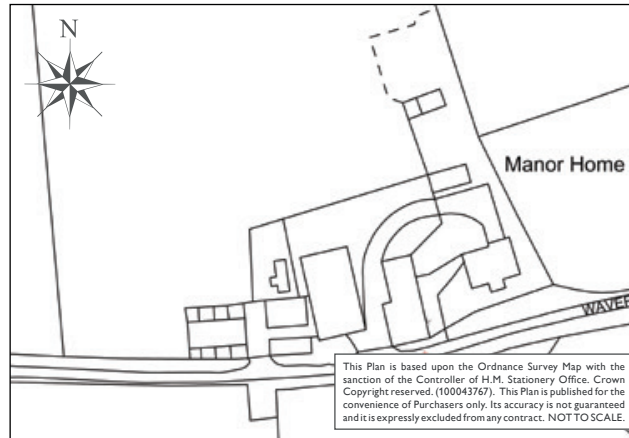
Approximate Gross Internal Area  
2422 sq ft - 225 sq m



### 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. 2024



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
56	74
Not energy efficient - higher running costs	

### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written and Photographs taken: Spring 2024