



3 BLACK HORSE LANE AND THE BARN, WHORLTON
Swainby, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

3 BLACK HORSE LANE AND THE BARN, WHORLTON

Northallerton, North Yorkshire, DL6 3EQ

Available as a whole or in two separate lots.

As a whole, this represents an opportunity for high quality village living with a modern family home along with a wonderful equestrian barn and lifestyle facility with 7 acres, situated just a short drive away and with wonderful views.

Lot 1

3 Black Horse Lane in Swainby is an immaculate, four-bedroom home that has been modernised and extended to provide exceptional, open-plan family living accommodation with upgraded air source heating, solar PV and an additional large loft room.

Lot 2

The Barn in Whorlton is an exceptional equestrian and lifestyle facility with four stables, a large barn store and workshop, all with access for large vehicles. The adjacent 7 acres are perfectly set out with a mix of paddock, hay fields, exercise paddock and a vegetable garden.



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Situation and Amenities

Swainby sits just inside the North Yorkshire Moors National Park, with Scugdale Beck running through the village against the backdrop of the Holy Cross Church. The characteristics of the village and surrounding area consist of traditional Yorkshire dry stone walls, sweeping hills, sheep, heather and moor land.

There is a local shop, tea room, The Rusty Bike Cafe and two pubs, both serving food. The Cleveland Way and National Cycleway pass through the village and there are a number of bridle paths close by.

Stokesley 5 miles, Northallerton 8 miles, Middlesbrough 14.5 miles, Darlington 20 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.





Lot 1 - 3 Black Horse Lane

The entrance to the property is via an attractive timber storm porch, with a door leading into the entrance hall. The entrance hall is a welcoming space with a tiled floor, stairs to the first floor and a window to the side. A further door with glass panels leads through to the modern, open-plan living, dining and family area.

The living area has a feature fireplace with a stone-tiled hearth and wood-burning stove, along with a box bay window to the front with a relaxed seating area at which to sit and enjoy village life. This room opens up to the dining and family area, which benefits from a good-sized central fireplace.

A further opening leads into the spacious and extended kitchen/breakfast room, perfect for family time, guests and entertaining. There is a tiled floor, modern, classic-style units with granite work surfaces, a Belfast-style sink, a fitted double oven, dishwasher, space for a fridge and freezer and double French doors leading out to the rear patio and garden beyond. The adjacent utility room provides useful additional storage space with plumbing for a washing machine, space for a dryer, access to the ground floor cloakroom/w.c and a door leading outside. There is also a ground floor bedroom which could also be used as a home office.



To the first floor, there is access to the principal bedroom suite which overlooks the front garden and benefits from its own en suite with shower, w.c, hand wash basin and chrome heated towel rail. There are two further double bedrooms and a family bathroom with free-standing bath, low-level w.c, hand wash basin and corner shower.

From the landing, there are stairs up to the top floor, opening into a brilliant loft room with a range of potential uses and glorious views towards the hills.

To the front of the property, there is a gated, block-paved driveway, an area of lawn, mature hedging providing privacy and parking for several vehicles. A side path leads around to the rear garden, which is predominantly patio and paving with a corner summer house and bar.

Services

Mains electricity, Air Source heating, main water and drainage. A large range of solar PV panels are fitted to the south-facing roof.

Lot 2 - The Barn, Whorlton, Swainby, DL6 3HT

Situated just a short drive out of the village of Swainby and standing on the edge of Whorlton, The Barn enjoys outstanding and far-reaching views out towards Whorl Hill, Scugdale and the Moors as well as an uninterrupted view back over the villages towards the Dales and Pennines in the distance.

The lifestyle and equestrian facilities are first class, the large barn providing four stables (space for more if required) with an attractive, covered verandah to the front. There is an additional, large, open barn and store with full height double doors for farm vehicle access and a large integral workshop with further storage.

There are multiple paddocks, all fenced and two with field shelters, along with an exercise paddock and two large additional fields, currently used for hay. There is plenty of space with potential for a menage (subject to planning) and there is direct access straight out onto bridlevays.

Adjacent to the barn are a range of raised beds for vegetable and fruit gardens, a greenhouse and a chicken coop with run. There is an area of hard standing available for parking and gated access for large vehicles with plenty of space for manoeuvring.

There is power and lighting along with a borehole providing water.

Tenure

Both properties are to be offered freehold with vacant possession on completion.

Viewings

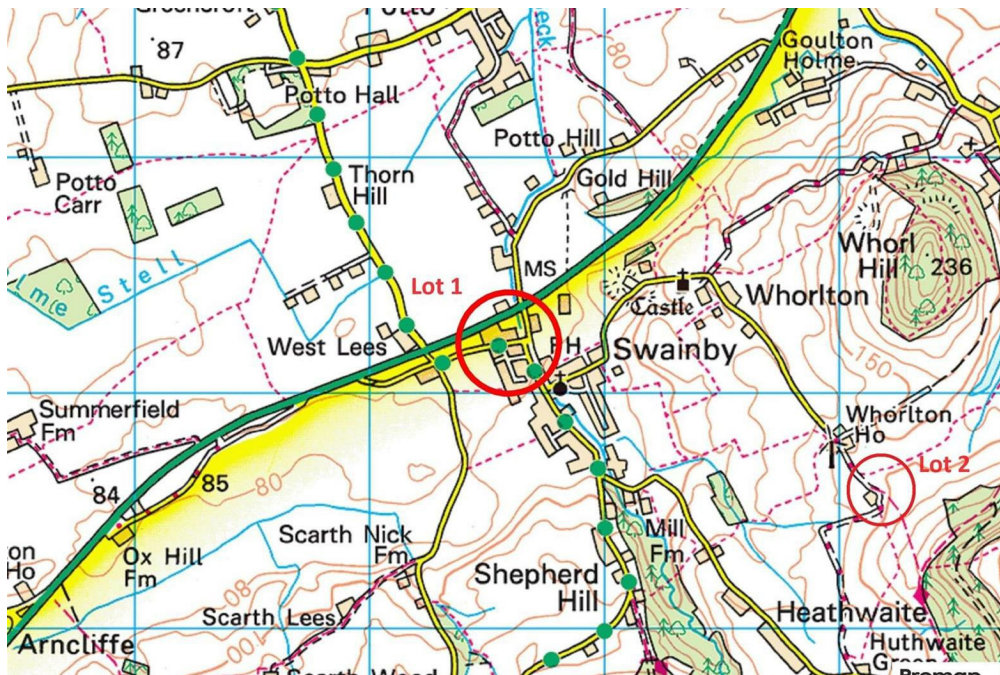
Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band C.

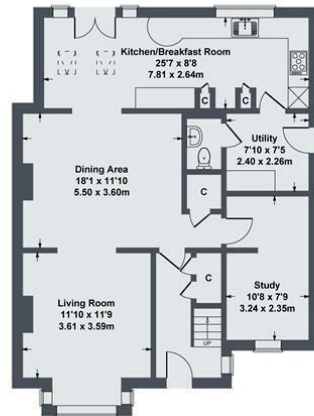
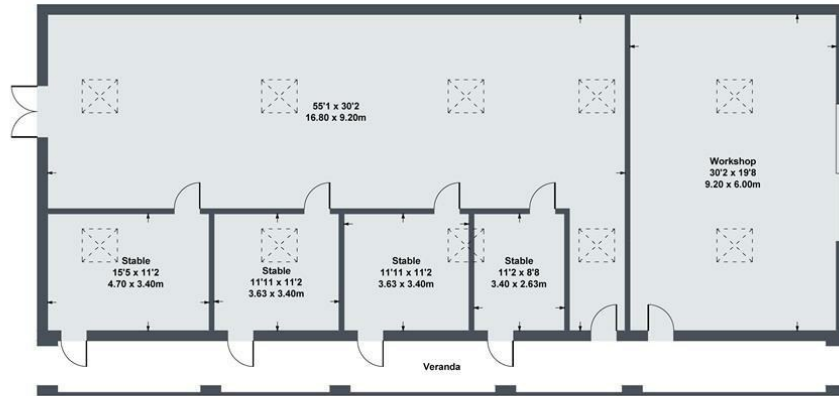
Particulars and Photographs

Particulars prepared and photographs taken June 2024.

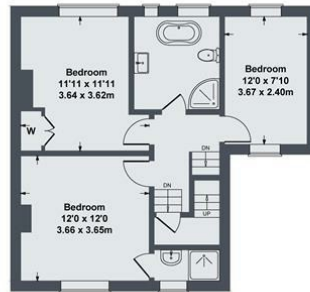


3 Black Horse Lane & The Barn, Whorlton

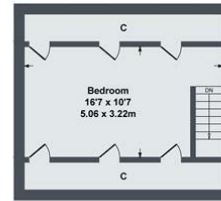
Approximate Gross Internal Area
 Main House = 1808 sq ft - 168 sq m
 The Barn = 2271 sq ft - 211 sq m
 Total = 4079 sq ft - 379 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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