



## Norden Alpines Hirst Road

Carlton, DN14 9PX

£675,000



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EER- 59 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Norden Alpines was built in 1989 and is a versatile proposition for those prospective purchasers(s) who comply with the Agricultural Occupancy Conditions.

The property is subject to an Agricultural Occupancy Clause whereby the occupation of the dwelling shall be limited to a person solely or mainly employed, last employed, in the locality in agriculture or forestry, or to a person solely more mainly employed or last employed in either of the businesses occupying the land shown cross hatched on the plan enclosed within these particulars, or a widow or widower of such a person, or any resident dependants.

The proposal is to vary the occupancy condition of the existing dwelling to reflect the change of use which has been permitted on other parts of the site. The proposed variation would continue to enable the dwelling to be occupied by persons solely, mainly or last employed in agriculture or forestry in the area but would also enable the dwelling to be occupied in connection with the permitted B2 Industrial use and caravan storage on the site. It is considered that this would be in accordance with the advice contained within Planning Policy Statement 7 and that the proposal is therefore acceptable.

Please note that the property has a Certified Location License which can accommodate up to five caravans or motorhomes at one time. Please check the Caravan and Motorhome Club website for more information. We also understand the north land on the plan has the permission for the storage of up to 45 caravans.

Accommodation:

The property welcomes you through a front entrance uPVC door into a spacious hallway with access to the main hallway running through the centre of the bungalow, west to east. Pull down ladder to access the roof space, which has been boarded out with double glazed window and would

make for an excellent conversion into living accommodation subject to the necessary approval.

To the right of the bungalow is the kitchen and dining area, which is complimented by an abundance of double glazed windows to all three sides providing pleasant views across countryside fields and privately owned land of the property. The kitchen comprises a number of wall and base units to three sides with integral cooking appliances. Adjacent to the kitchen area is a useful utility and boot room along with a cloakroom wc.

Located off the kitchen towards the front elevation is a multi-functional area, which is divided from the kitchen by a number of floor to ceiling units. This area has previously been occupied as a home office when the land was used for running a business but can also be a snug or dining area depending on the individual(s) requirements.

There are three bedrooms in total, all of which are generously proportioned in size and benefit from a double glazed window and central heating radiator. The bathroom is equally impressive and comprises a large corner bath, shower, low flush wc, his and hers vanity hand was basin and chrome heated towel rail. There is dark grey tiling to the floor and full height white surrounding wall tiling. Double glazed window to the rear elevation and recessed spot lights to the ceiling.

To the left of the property is where the main lounge and second reception room will be found. The lounge itself is a pleasant room, with impressive views to the front, overlooking the pond and beyond. Positioned centrally within the room is a cast iron log burner, sat on a granite hearth. Positioned behind the main lounge is a generous sized room, which has been described as a study within these particulars but can also be used as a fourth bedroom, dining room or second reception room depending on the next prospective purchaser(s). There are windows to the side and rear elevation overlooking the land to the property.

Outside:

The property is located on the outskirts of Carlton, a village known to many as a popular residential area. The property is accessed directly off Hirst Road and in turn leads onto a substantial gravelled driveway to the property and beyond. There is a parking area alongside the property's right

elevation.

To the front, the property's grounds is mainly laid to lawn with enclosed boundaries east and west and an impressive pond positioned just in front of the property. Within the more private grounds are a range of plants, shrubs and trees along with a variety of fruit trees and pleasant outdoor pergola seating area.

The entirety of the land edged in red within the plan, extends to 3.77 acres and made up of private lawned area, greenhouses, forestry equipment and further grass land to the north of the site for the allocation of storage of caravans and campsite. This area is private, measuring 1.56 acres and screened to three sides by tall and established conifer boundaries.

The greenhouse measures 21m x 12m and has a water connection internally. The greenhouse is in good condition. In addition, there are 4 cold frames, again with a water connection each. There is a breeze block construction building to the opposing side, ideal for storing equipment.

#### Services:

We understand mains electric are connected to the property. Oil Central for the central heating and a septic tank for the drainage. All the services have not been tested but we assumed they are in working order and consistent with the age of the property.

#### Tenure:

We understand to be freehold with vacant possession on completion.

#### Viewings:

Strictly by appointment only with the agents, Stephenson's Estate Agents, Selby Branch. Tel 01757 706707.

#### Council Tax Band:

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council.

#### Local Authority:

North Yorkshire Council, County Hall, Northallerton DL7 8AD.

#### Rights Of Way:

We are not aware of any public rights of way that cross the subject property. The property is sold subject to all rights of way whether mentioned in these sale particulars or not.

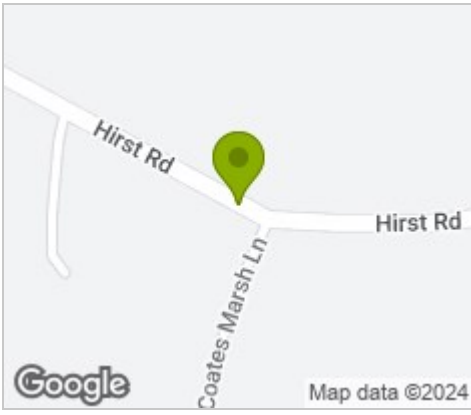
#### Plans:

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

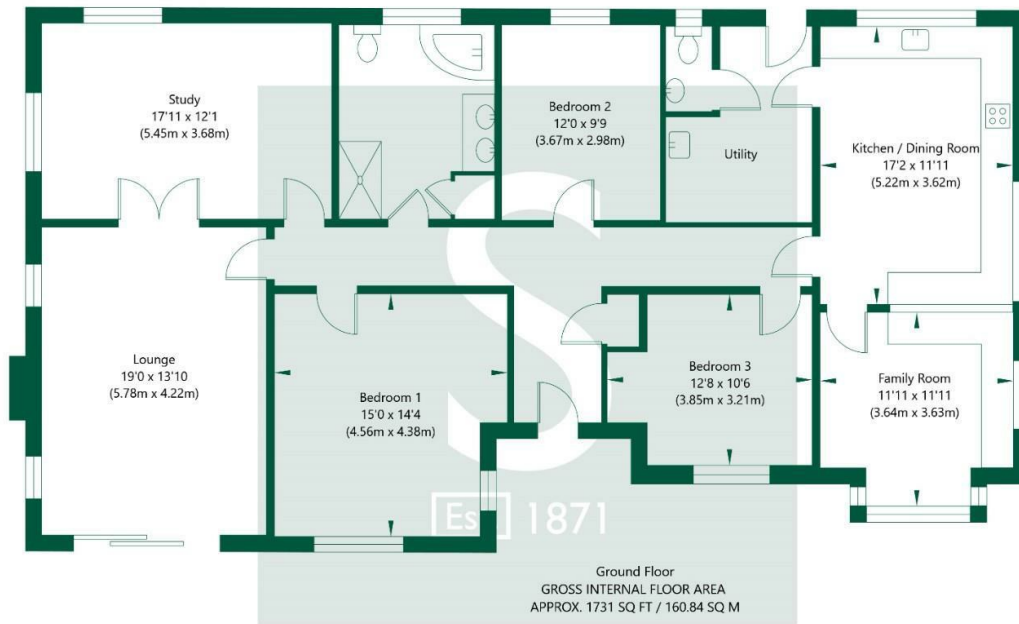
#### Method Of Sale:

For Sale by Private Treaty, as a whole and identified on the sale plan. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.





Hirst Road, Carlton, DN14 9PX

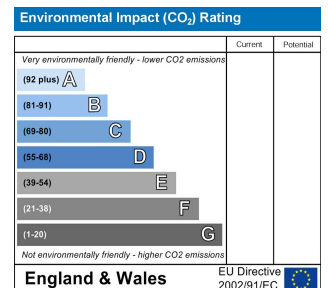
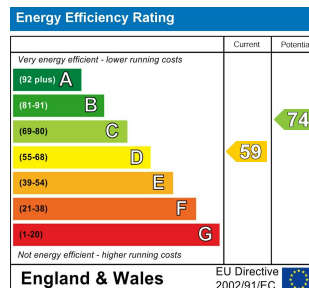


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1731 SQ FT / 160.84 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Viewing

Please contact our Selby Office on 01757 706707 if you wish to arrange a viewing appointment for this property or require further information.



Stephensons

- York 01904 625533
- Knarborough 01423 867700
- Selby 01757 706707
- Boroughbridge 01423 324324
- Easingwold 01347 821145
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- N Lawrence

