



The Stables, 2 West View Templar Close, Whitley

Offers Over £325,000

- Semi-Detached with Equestrian
- Modern House Bathroom
- First Floor WC
- Set in 0.34 Acre
- Lounge with Feature Electric Fire
- Converted Outbuilding
- Breakfast Kitchen
- 2 Double Bedrooms (One with BI Wardrobes)
- 4 Timber Stables, Tack Room

A unique and unparalleled prospect to acquire a modern semi-detached property with top class equestrian facilities.

Unlike most equestrian complexes, The Stables, 2 West View is placed within the middle range marketplace and provides one of those increasingly rare opportunities. The present owners of the property are immensely proud of what they have achieved and developed the land to be the near perfect equestrian setup within their own boundaries and plot extending to just under 0.4 acre.

Since the present owners purchased the property almost 22 years ago, they have carried out a comprehensive programme of works which include purpose built stables, converted beauty room, created an all weather surfaced riding school on the land to the rear and modernised the property internally.

On entering the grounds of the property, two double gates lead through into the courtyard area with four timber stables to the right and the property on the left. The property is accessed through a side door into a porch area before leading into the kitchen. The kitchen has been replaced and upgraded in recent years and enjoys a range of wall and base units to two sides with a breakfast bar and integral cooking appliances. There is space for a small dining table and a double glazed window to the side and rear elevations.

Located off the kitchen is a newly fitted modern house bathroom comprising a panelled bath with shower attachment, hand wash basin and low flush wc. There is surrounding tiling, recessed spot lights and an opaque double glazed window.

The lounge is positioned to the front of the property and has been tastefully modernised, focused around an electric feature fire with built in storage either side of the chimney breast. A staircase leads to the first floor landing where the property is further enhanced by two double bedrooms and separate wc with hand wash basin.

Both bedrooms are well proportioned in size and benefit from a double glazed window and central heating radiator. Of particular note, the rear bedroom is complemented by a range of full width built in wardrobes with mirror front sliding doors providing excellent storage. The internal accommodation is completed by a separate toilet with hand wash basin.

Externally, the property will be found on the outskirts of the village along a 'no through road' called Templar Close, adjoining a number of privately owned residential dwellings. The property is accessible via double wooden gates to the front which lead directly into the grounds of the property with provision for off street parking.

Positioned adjacent to the property are four timber framed stables with a new roof installed in 2022. There is a tack room, and water and electric supply. The stables are fully enclosed with a gate for access.

Positioned to the rear of the property is a fully converted outbuilding which benefits from fully insulated stud walls, electric, water, power and drainage. This would make for the perfect home office, beauty or games room depending on the individual(s) requirements.

The entirety of the plot edged within the red lined boundaries extends to 0.34 acre and the majority of the land is made up of an all weather purpose schooling area, perfect for jumping and other equestrian use. The boundaries are enclosed to all three sides by 6ft fencing and securely gated to the north and south boundaries.

Towards the north of the land are a further block of stables, built in more recent years by the present owners. Again, there is power, lighting and a water connection all supplied and raised above ground level to protect the horses from any surface water. Positioned adjacent in an enclosed turnout, fully enclosed with gate access to the front.

To the front of the property is a hardstanding space for off street parking.

The living accommodation and equestrian setup proposed for sale is unmatched and unique in many different ways, but most importantly, it provides an opportunity for those with keys interests in this field of work or hobbies and interest to acquire top class facilities, crucially within an affordable price range.

Agents notes - retrospective planning permission was granted in 2012 for personal equestrian use.

We understand that all mains services are connected to the property, although have not been tested by ourselves.

All viewings are strictly by appointment and via the selling agents only.

EER- 40 (E)

Tenure - Freehold

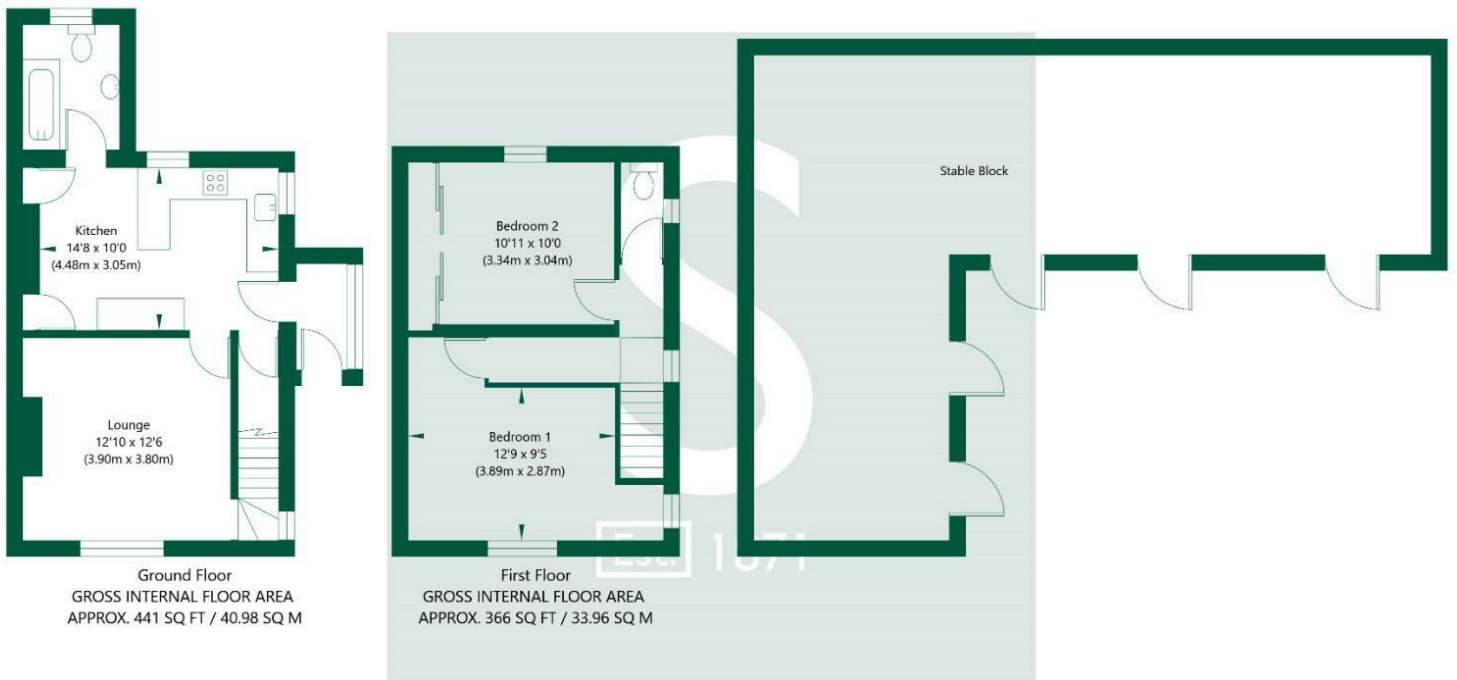
Council Tax - North Yorkshire Council - Band B

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

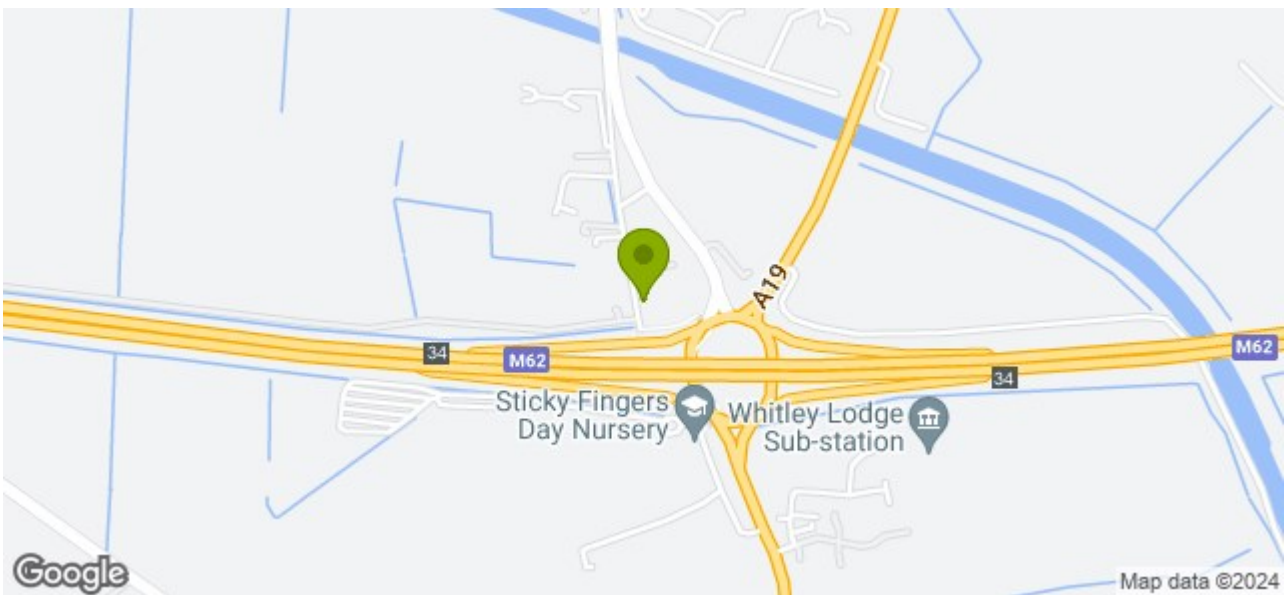




West View, Templar Close, Whitley, DN14 0HN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 807 SQ FT / 74.94 SQ M - (Excluding Stable Block)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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