

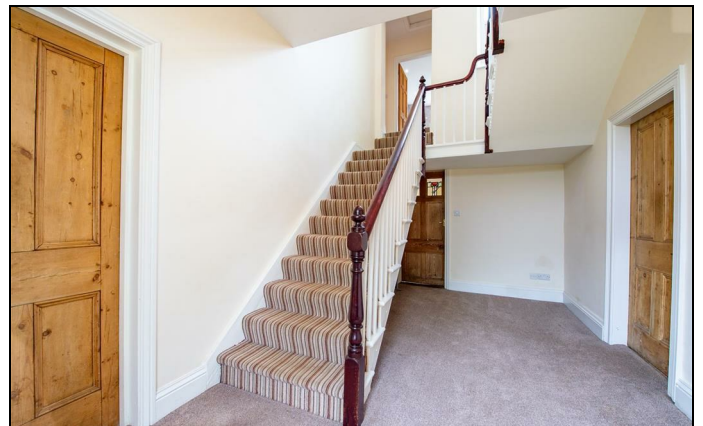


**James Winn
Estate Agents**

Tel: 01609 777125 Fax: #

www.jameswinn.co.uk

Northallerton,
info@jameswinn.co.uk



Malt Shovel Farm Darlington Road, Northallerton DL6 2NX

**** Property Potential ****

A fantastic opportunity to purchase this great sized four bedroom detached home just off Darlington Road in Northallerton sitting on approximately 9 acres of land. Currently being used as an equestrian facility, the possibility with this land is almost endless! With internal accommodation consisting of an entrance hall, living room, kitchen, dining room, utility, boiler room, further reception room, ground floor shower room/w.c and a workshop. To the first floor you will find four bedrooms one with an en-suite, and finally a modern house bathroom/w.c. Externally the property has incredible space with plenty of potential, currently being housed for equestrian you will find a horse walker, large stable and a larger than average arena. Viewings are highly recommended to appreciate the size and potential of this property.

EPC Rating E - Council Tax Band E.

£800,000

LOCATION

Malt Shovel Farm is location on Darlington road in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

Heading north from our high street office, continue straight over the first mini roundabout, over the level crossing and then straight over the next mini roundabout onto the A167. Continue on this road heading north past the third and final roundabout. Continue on this road four roughly 1.7 Miles where the property is situated on the left after the battle of the Standard memorial.

ENTRANCE HALL

16'7" x 8'11" (5.07 x 2.73)

With a front facing timber framed door, access to first floor and a radiator.



LIVING ROOM

16'6" x 15'10" (5.03 x 4.83)

With front facing window, open plan archway leading through to kitchen, log burner, vinyl flooring, tv point and a radiator.



KITCHEN

14'9" x 14'11" (4.52 x 4.56)

With side and rear facing windows, a range of wall, draw and floor units, porcelain sink and drainer, fridge and freezer, dishwasher, kick heater, breakfast island, tiled flooring, bottled gas cooker for the hob and electric oven with a tiled splash back.



DINING ROOM

13'11" x 13'9" (4.25 x 4.21)

With a front facing window, log burner and a radiator.



UTILITY ROOM

13'5" x 8'0" (4.09 x 2.44)

With a side facing window, stainless steel sink and drainer, plumbing for washing machine and a radiator.

BOILER ROOM

6'8" x 13'8" (2.05 x 4.17)

With rear and side facing windows.

RECEPTION ROOM

16'3" x 14'11" (4.97 x 4.57)

With four front and rear facing Velux windows and a radiator.



WORKSHOP

16'10" x 10'4" (5.15 x 3.16)

With power and lighting.

GROUND FLOOR WETROOM/W.C

5'7" x 9'11" (1.72 x 3.04)

With a rear facing window, walk in shower, pedestal wash hand basin, low level wc and a radiator.



REAR ENTRANCE

5'8" x 9'11" (1.74 x 3.04)

With a rear facing door and window, tiled flooring and a radiator.

FIRST FLOOR LANDING



BEDROOM ONE

16'0" x 9'0" (4.88 x 2.76)

With side facing windows and a radiator,



BEDROOM TWO

13'11" x 13'11" (4.25 x 4.25)

With a front facing window and a radiator.



BEDROOM THREE

7'1" x 13'9" (2.16 x 4.21)

With a rear facing window and a radiator.



BEDROOM FOUR

16'7" x 15'11" (5.08 x 4.86)

With a front facing window, en-suite access and a radiator.

EN-SUITE

5'0" x 8'11" (1.54 x 2.72)

With a front facing window, low level w.c, vanity sink unit, step in shower, tiled flooring and walls and a heated towel rail.



HOUSE BATHROOM/W.C

11'11" x 5'5" (3.65 x 1.66)

With a rear facing window, jacuzzi bath, vanity sink unit, hidden cistern w.c, tiled flooring and walls and a heated towel rail.



ARENA



EXTERNALLY

Malt Shovel Farm Darlington Road (continued)



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided, electricity, oil, bottled gas, and The property has its own water meter which is located in the far away field.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: Ample amount of parking

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

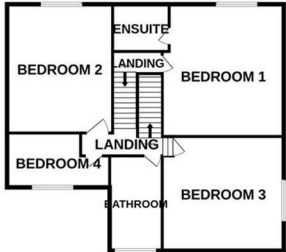
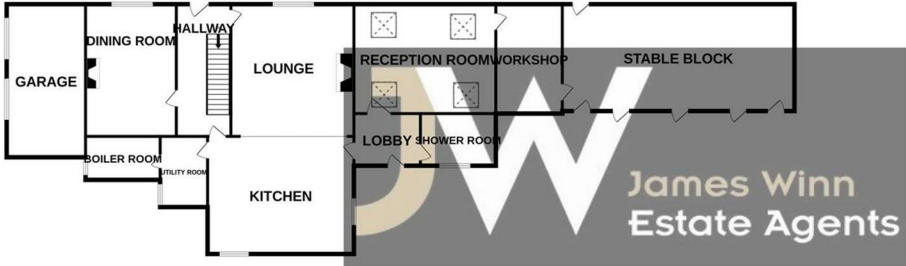
ELECTRIC CAR CHARGER:N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024