



(C) Willow Farm Brokes, Hudswell, North Yorkshire, DL11 6DD
Offers over £925,000



HALL

WASHROOM/WC 1.80m x 1.57m (5'10" x 5'1")
Washbasin & WC.

KITCHEN/BREAKFAST ROOM 4.58m x 4.90m (15'0" x 16'0")
Fitted with a range of Oak wall & floor units with Granite worktops & inset sink. Space for dual-fuel range cooker & integrated dishwasher. Dual aspect UPVC double glazed windows.

PANTRY 1.60m x 1.14m (5'2" x 3'8")
UPVC double glazed window.

DINING ROOM 4.58m max x 2.81m (15'0" max x 9'2")
Door to Sitting Room & UPVC double glazed doors to:

SUN ROOM 3.69m x 2.40m into sills (12'1" x 7'10" into sills)
Return door to:

SITTING ROOM 6.77m x 4.90m max (22'2" x 16'0" max)
Open fireplace with Marble surround. UPVC double glazed window & doors to Inner Hall (2) to Bedrooms 3 & 4, & to:

GARDEN ROOM 10.37m x 4.19m max into sills (34'0" x 13'8" max into sills)
'L-shaped': 6.44m x 1.94m & 4.19m x 3.91m into sills with 3 radiators, light & power. UPVC double glazed patio doors to outside.

INNER HALL (1)
UPVC double glazed door to outside.

Double BEDROOM 1. 6.41m x 5.00m (21'0" x 16'4")
UPVC double glazed window & patio doors to outside.

Jack & Jill EN SUITE BATH/SHOWER ROOM 3.71m x 2.65m (12'2" x 8'8")
(NB: Could divide) 4-piece suite. UPVC double glazed window & door to:

Double BEDROOM 2. 3.71m x 3.53m (12'2" x 11'6")
UPVC double glazed window.

INNER HALL (2)
Store cupboard & UPVC double glazed doors to Garden Room.

Double BEDROOM 3. 5.91m max x 4.74m (19'4" max x 15'6")
Built-in wardrobe/cupboard & dual aspect UPVC double glazed windows.

EN SUITE BATH/SHOWER ROOM 3.32m x 1.68m (10'10" x 5'6")
3-piece suite UPVC double glazed windows to sides.

Double BEDROOM 4/OFFICE 3.56m max x 2.76m (11'8" max x 9'0")
Plus built-in wardrobe/cupboard. UPVC double glazed windows to side.

OUTSIDE

There are 2 approach driveways to the property leading to extensive concrete forecourt areas fronting the 3 main Outbuildings. Beyond are 5 fenced Paddocks, a small fenced Garth, an enclosed garden & a former vegetable garden – the whole about 5.5 Acres.

OUTBUILDINGS

All the main buildings have light, power & water.

STABLE BLOCK 22.26m x 3.60m (73'0" x 11'9")
Up to 4 STABLES, TACK ROOM, OFFICE, STORE & BOOT ROOM with sink unit, LED strip-lighting, power & plumbing for washing machine.

GENERAL PURPOSE BUILDING/RIDING ARENA & STALLS 25.71m x 13.35m (84'4" x 43'9")
The building has internal 'car park' lighting & the 4 stalls have auto-water feeders.

FOALING BARN 6.31m x 4.36m (20'8" x 14'3")

GARAGE/WORKSHOP 18.0m x 6.20m (59'0" x 20'4")
LED strip-lighting.

Adjoining STORE 6.30m x 6.20m (20'8" x 20'4")

PADDOCKS
5 fenced & grassed Paddocks, water troughs & small Garth.

NOTES
(1) Freehold
(2) Council Tax Band: E

- (3) 16 Solar Panels: Feed-in-Tariff expires in February 2037 – just under 12 years, payable at an inflation-linked rate: £303.49 for the quarter 01.10.24 to 31.12.24 at £0.7185 per unit – the Summer months will be much higher.
- (4) Oil Central Heating & UPVC Double Glazing
- (6) Septic Tank Sewage Treatment System

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

