



Duelna House Farm

Crakehill, Sessay, Thirsk, North Yorkshire, YO7 3NS



Robin Jessop

A DESIRABLE AND WELL SITUATED RESIDENTIAL SMALLHOLDING EXTENDING TO 9.3 ACRES

- Traditional Detached Farmhouse
- Small Stone Barn With Conversion Potential
- Large Range of General Purpose Farm Buildings
- Range of Semi-Redundant Outbuildings
- All Attractively Set With 9.3 Acres of Grassland
- Superb Secluded Rural Position
- Panoramic Views of the Hambleton Hills
- Guide Price Range £650,000 - £700,000

SITUATION

Sessay 4 miles. Asenby 4 miles. Thirsk 8 miles. A1(M) Interchange at Dishforth 6 miles. Ripon 10 miles. York 20 miles. Leeds Bradford & Newcastle Airports are approximately a 1½ hour drive (these distances and times are estimated).

The property stands extremely well in a quiet and secluded rural location just on the fringe of the small hamlet of Crakehill, which is situated near Sessay, Thirsk. It is very well placed in relation to the A168, A19 and A1(M) which provide ready access to larger centres together with ready access to the thriving market town of Thirsk. The property is shown edged red on the attached plan.

Thirsk is a popular market town within North Yorkshire, offering a range of shops, cafes, public houses and restaurants. The location is very accessible close to the A19, A168 and Thirsk. The location benefits from Thirsk railway station, which offers regular connections to London Kings Cross, York, Leeds and Doncaster via either the Grand Central Line or the Transpennine Express.

DESCRIPTION

The property briefly comprises an attractive detached four bedroom farmhouse with large gardens, a range of agricultural buildings and 9.3 acres of grassland. Internally the property has been well maintained although it would benefit from some further modernisation.



It comprises an entrance hall, living room with open fire, sitting room, kitchen with dining area, utility and rear lobby on the ground floor. The first floor comprises four double bedrooms and a family bathroom.

Externally, the property features a large garden with orchard, veg plots and offroad parking. To the rear of the property lies the farm steading which is accessed via the driveway. The steading features a range of agricultural buildings including a garage, traditional stone building, workshop, timber shed, livestock pens, dutch barns, poultry sheds, grain silos, stables, pig housing and a general purpose building.

Overall, the majority of the agricultural buildings are in a poor condition and would benefit from either replacement or refurbishment to bring the holding back to a commercial standard. However, some buildings such as the timber framed general purpose building were in good usable condition. The steading area has been mostly concreted.

The land is made up of 9.3 acres of grassland which runs down to the River Swale and benefits from fishing rights. The property also features a further paddock to the East of the house. The property also features a 1.2 acre paddock which is away from the main holding and situated approximately 320 metres away. It is made up of mostly grass with a pond in it.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950.

Please note: Viewers must take particular care when viewing the outbuildings as there are historic slurry/effluent tanks present which are partly covered by vegetation. Viewers enter all buildings and surrounding areas completely at their own risk.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

\\trooper.deeper.manly

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold and vacant possession will be given upon completion.

COUNCIL TAX

Band E.

SERVICES

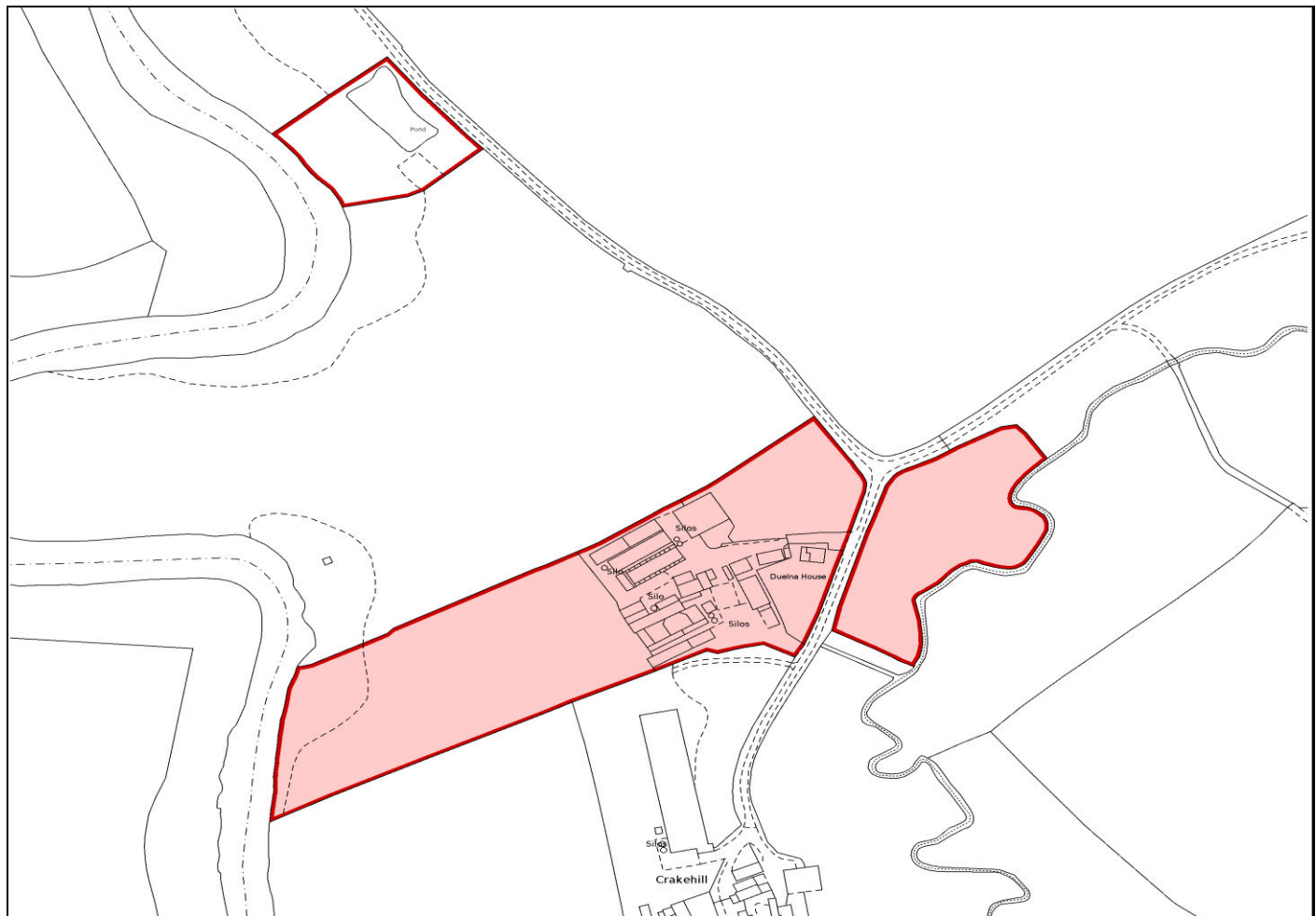
Mains electricity. Main water. Drainage into a septic tank. Broadband connection available.

ASBESTOS

With regard to the asbestos that is clearly present on the holding, a detailed asbestos survey has **not** been carried out. Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos at Work Regulations 2012.

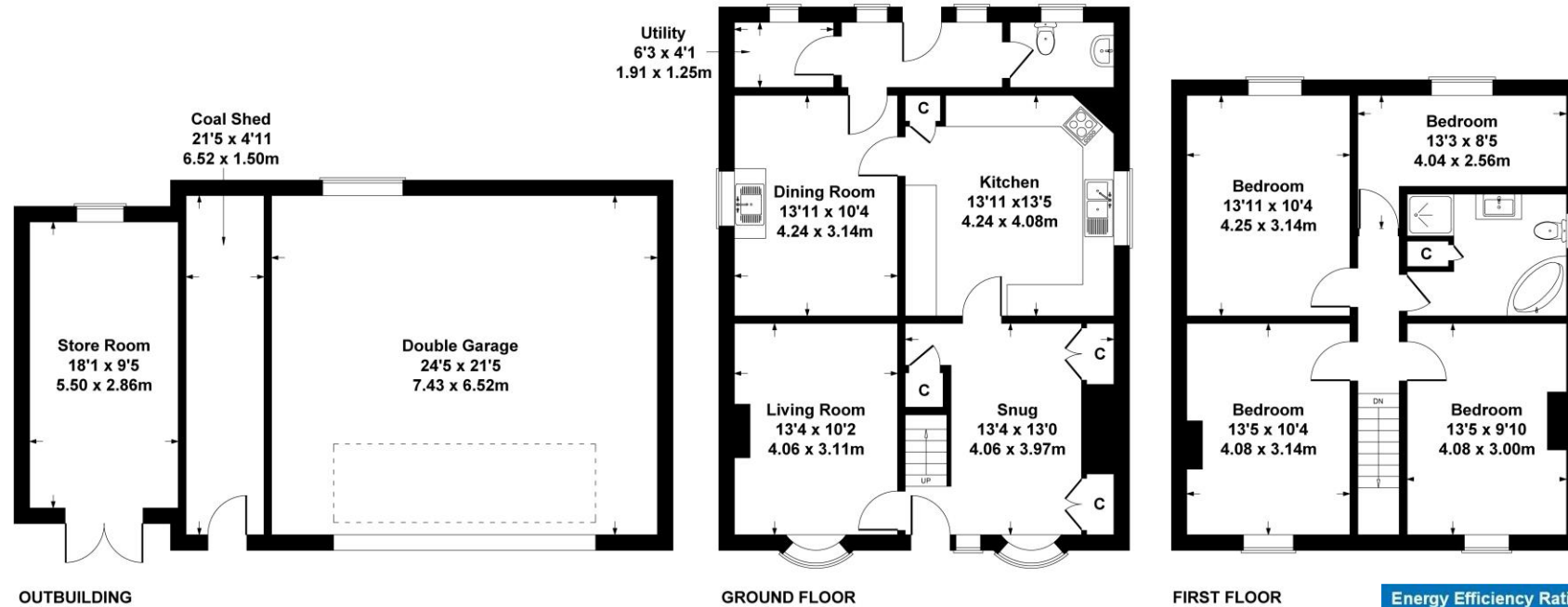
AGENT'S NOTE

Please note that the road to the front of the property has flooded in recent times. It is also understood that the house did flood on one occasion, but a flood embankment has since been created to mitigate further seasonal events.



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Approximate gross internal area
 House 134 sq m - 1442 sq ft
 Outbuilding 76 sq m - 818 sq ft
 Total 210 sq m - 2260 sq ft



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+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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