



# Green Bank Farm

Green Balk, Great Broughton, Middlesbrough, TS9 7ED



Robin Jessop

# A STUNNING AND HIGH SPECIFICATION DETACHED NEW BUILD HOUSE, NEW GENERAL-PURPOSE BUILDING, STABLING, OUTBUILDINGS & 11.45 ACRES OF

- Stunning Detached House
- Newly Constructed to Exacting Standards by a Reputable Builder
- Six Double Bedrooms
- Three Reception Rooms
- New Agricultural Building & Stabling
- 11.45 Acres of Grassland
- Excellent Position on the Edge of Great Broughton
- Views of Roseberry Topping & Captain Cook's Monument
- Ideal Equestrian Property
- **Guide Price Range: £1.5M - £1.75M**

## SITUATION

Kirkby In Cleveland ½ mile, Stokesley 2 ½ mile, Great Ayton 4 ½ miles, Teesside 12 miles, Northallerton 17 miles, Helmsley 18 miles (all distances are approximate).

Green Bank Farm is idyllically situated on the fringe on Great Broughton, a popular and thriving village. The village benefits from three popular public houses and an OFSTED rated “good” primary school. The property stands well with excellent panoramic views of the Cleveland Hills and is in close proximity to the larger Market Towns of Stokesley, Northallerton and Teesside.

## DESCRIPTION

Green Bank Farm comprises a recently constructed, high specification detached property enjoying panoramic views. The property features luxury, high quality fixtures and fittings throughout having been constructed during 2023 and 2024 by a reputable builder.



The property is entered into a welcoming entrance hall with a striking Karndean floor running throughout and stairs leading up to the first floor. There are three reception rooms including a snug, home office, and large living room with an impressive brick chimney breast with multi fuel stove and bifold doors leading out to the rear.

There is an impressive, large kitchen is to the rear of the property with two sets of bifold doors allowing direct access to the patio for al-fresco dining. There is a wide range of modern fitted units which are complemented by granite worktops and a central island with seating together with a family area with further space for seating. A utility/boot-room with separate cloakroom complete the ground floor.

To the first floor there are four double bedrooms and a house bathroom. The principal bedroom having the benefit of fitted wardrobes, bifold doors opening onto a Juliette balcony and a large ensuite with bath and separate shower cubicle. Usefully there are a number of cupboards on the landing providing excellent storage.

To the second floor there are two further double bedrooms and a shower room. Each bedroom has eaves storage.

Externally the property is complemented by a good-sized garden with further landscaping works planned which will be completed prior to completion. There is a useful and newly built general-purpose building, a timber stable block and grass paddocks totalling approx. 11.45 acres. The property is very private and is accessed via electric gates. There is ample parking for several vehicles on the gravelled driveway. There is also a CCTV system installed.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

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

### 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.

**///leads.salmon.started**

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band G.

#### SERVICES

Mains electricity. LPG central heating. Drainage is to a package treatment plant which was installed in 2023.

#### BROADBAND

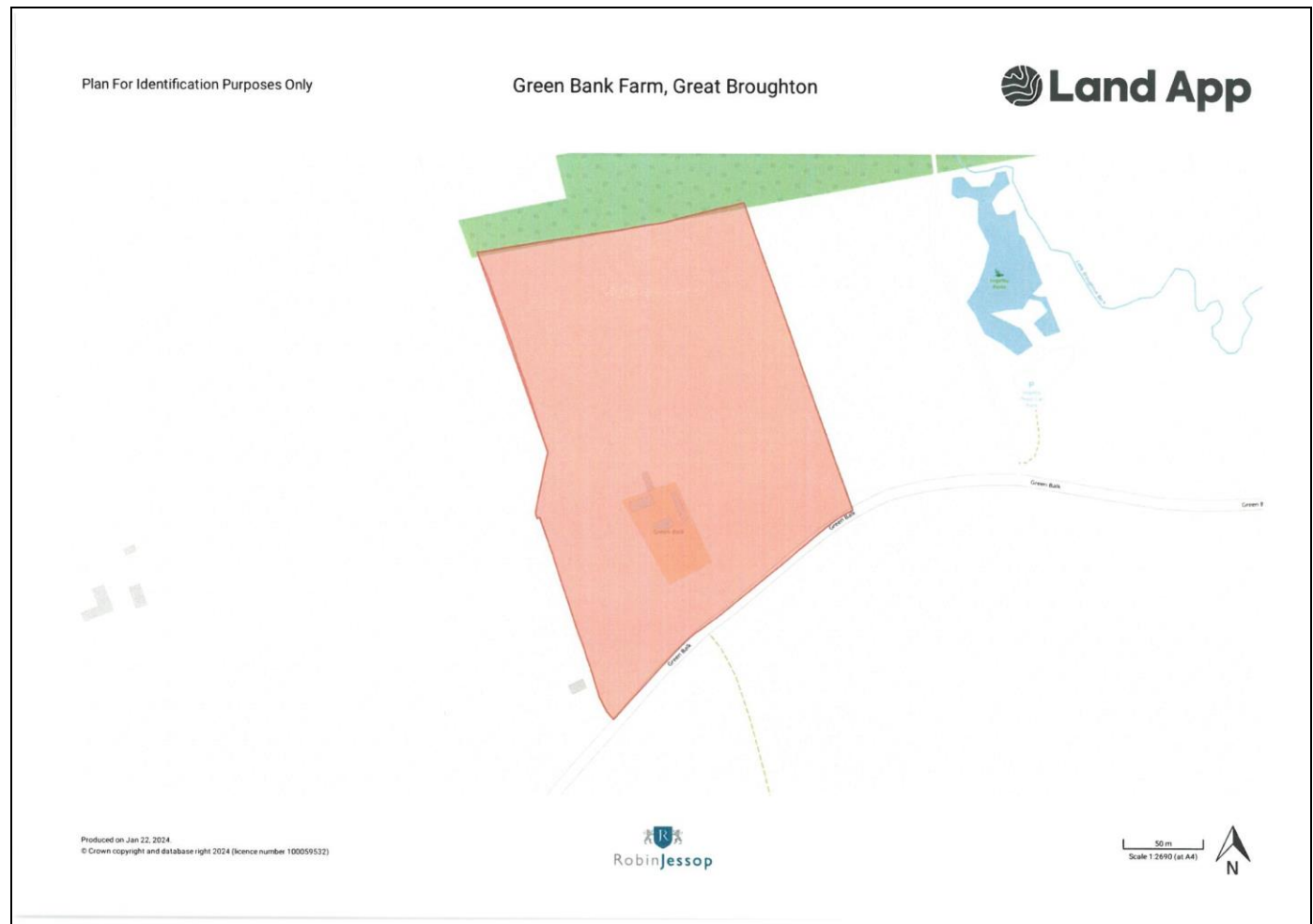
High speed connection available.

#### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

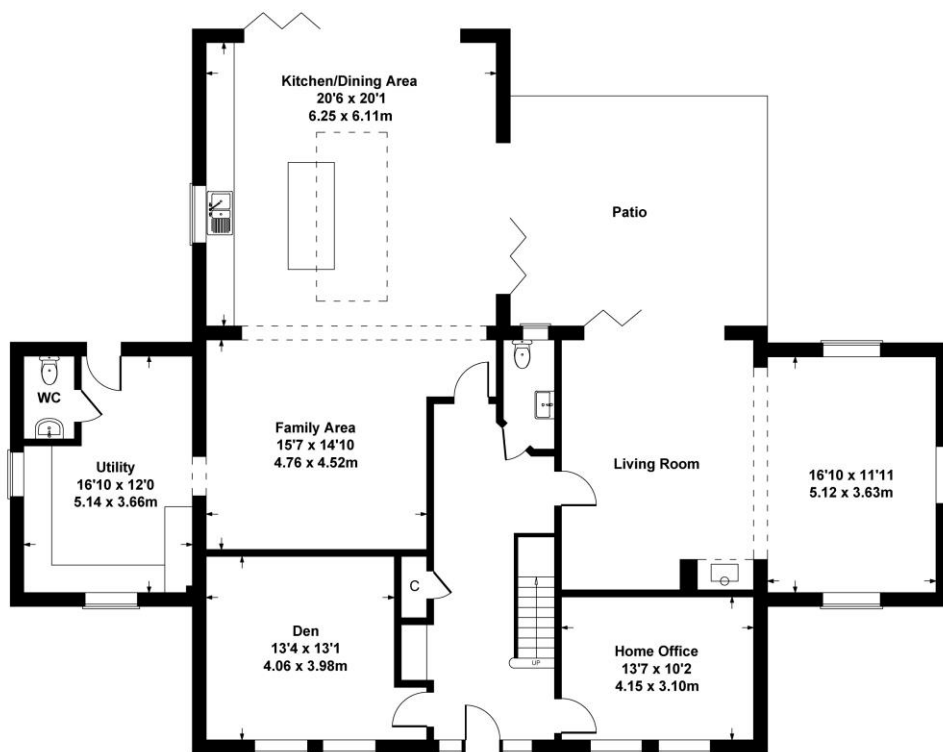
#### AGENT NOTE

The aerial photograph was taken in 2024. Since then the former building shown to the rear of the house has been demolished and a new general purpose building has been erected. Further landscaping works have also been carried out.

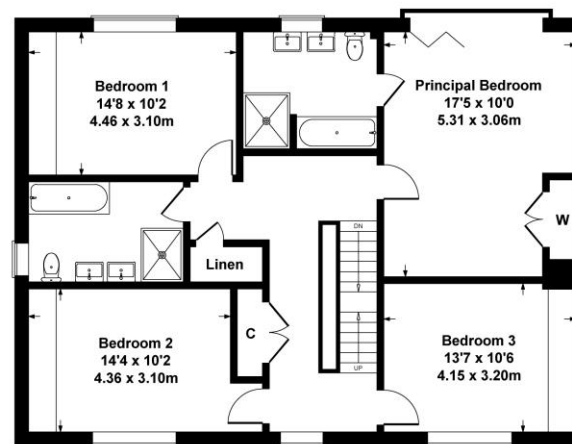


## Green Bank Farm, Great Broughton

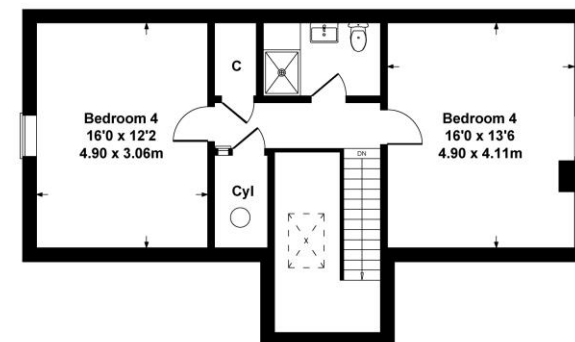
Approximate gross internal area  
349 sq m - 3757 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### 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

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