



# Green Bank Farm

Green Balk, Great Broughton, Middlesbrough, TS9 7ED



Robin Jessop



# A STUNNING AND HIGH SPECIFICATION DETACHED NEW BUILD HOUSE GENERAL PURPOSE BUILDING, STABLING, OUTBUILDINGS & 11.45 ACRES OF LAND (APPROX.)

- Stunning Detached House
- Newly Constructed to Exacting Standards by a Reputable Builder
- Six Double Bedrooms
- Three Reception Rooms
- Potential for Buyer to have Input on the Kitchen Design
- Agricultural Building & Stabling
- 12 Acres of Grassland
- Excellent Position on the Edge of Great Broughton
- Views of Roseberry Topping & Captain Cook's Monument
- Ideal Equestrian Property
- **Guide Price: £1.4M**

## 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 high quality fixtures and fittings throughout having been constructed in 2023. The kitchen presently remains unfinished with some degree of flexibility





in the design. The plans and drawings are available upon request.

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. A large kitchen and a utility/boot room with separate cloakroom complete the ground floor.

To the first floor there are four double bedrooms and a house bathroom with the principal bedroom having the benefit of fitted wardrobes, bifold doors opening onto a Juliette balcony (tbc), 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 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. There is a CCTV system installed.

#### GENERAL REMARKS & STIPULATIONS

##### VIEWING

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

##### AGENT NOTE

1. The property has the benefit of Planning Permission for the erection of a new covered storage building for land management and horse stabling (Planning Ref: 23/00642/FUL). The developer is willing to construct this (if required by the purchaser). This would be reflected in the purchase price. The developer is also willing to carry out additional landscaping works, again if required by the purchaser. There is also ample space for the construction of a menage or riding arena, to complement the current equestrian facilities. Again, there is a flexibility for these to be completed if



required, which would be reflected in the purchase price.

2. The CGI Images within this brochure reflect the proposed further development and landscaping of the property.

#### 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 tbc

#### SERVICES

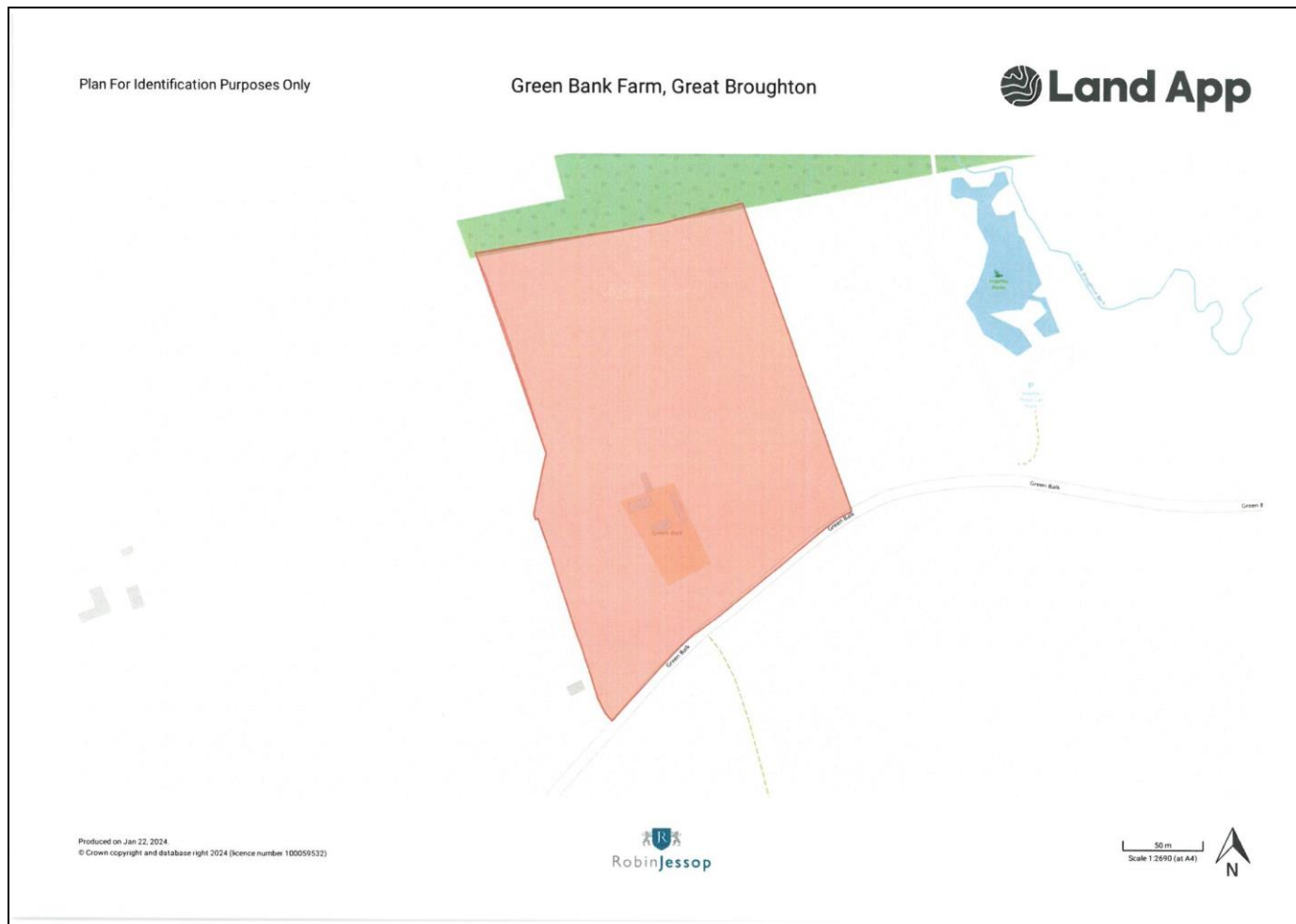
Mains electricity. LPG central heating. Drainage is to a package treatment plant which was installed in 2023.

#### BROADBAND

High speed connection available.

#### LOCAL AUTHORITY

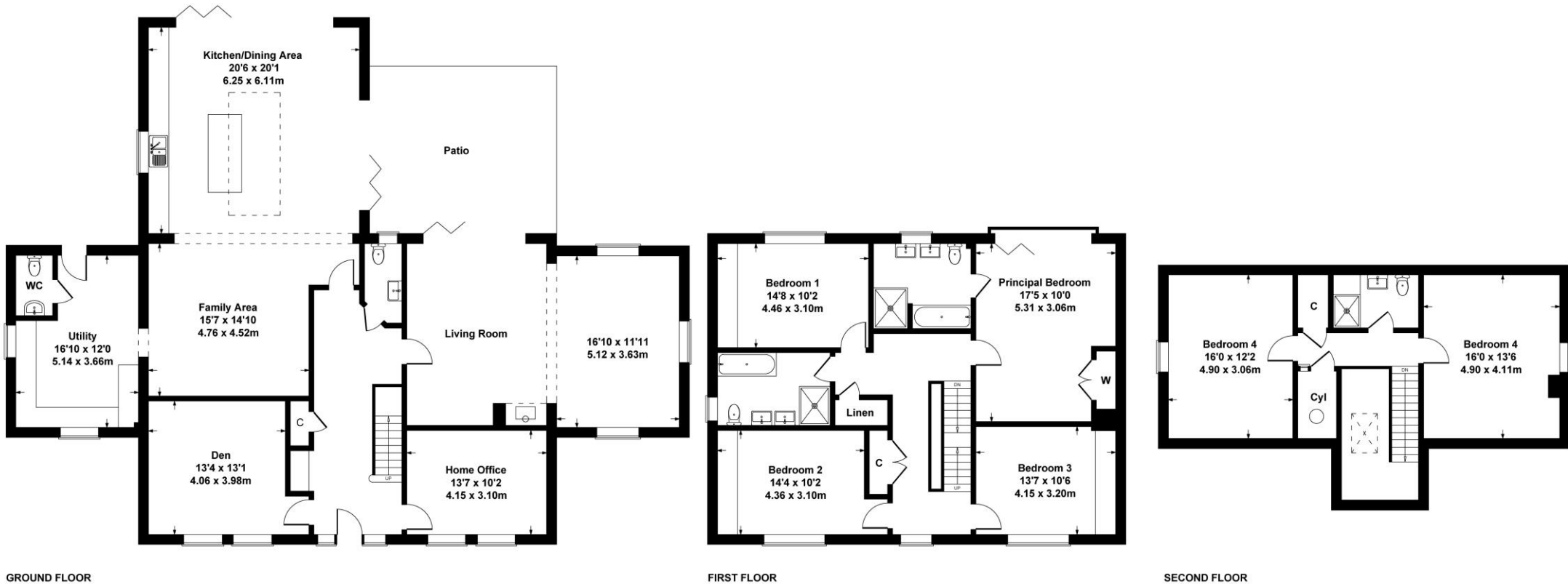
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780





## Green Bank Farm, Great Broughton

Approximate gross internal area  
349 sq m - 3757 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

Robin Jessop Ltd  
[info@robinjessop.co.uk](mailto:info@robinjessop.co.uk)  
 01969 622800  
 01677 425950  
[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential. Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves



