



Rocky Plain Farm

Osmotherley, Northallerton, North Yorkshire, DL6 3AQ



RobinJessop



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Well Presented 5 Bedroom Farmhouse Set in 24 Acres Approx

- Modernised 5 Bedroom Farmhouse
- 10 Purpose Built Kennels
- Stables
- Views Over Open Countryside
- Garaging for Several Cars
- Set in 24.15 Acres (9.77 Ha) approximately
- Attractive Rural Location
- Viewing by Appointment
- Guide Price: £1,650,000

SITUATION

Osmotherley 2 miles, Thimbleby 2 miles, Northallerton 10 miles, Helmsley 14 miles, Stokesley 13 miles, Yarm 13 miles (all distances are approximate).

Rocky Plain Farm is beautifully situated within the North York Moors National Park, close to the village of Osmotherley.

The property stands exceptionally well in a south facing position with views over the Vale of Mowbray.

It is nicely secluded but at the same time very accessible to Osmotherley and Thimbleby and the market towns of Northallerton and Stokesley. The property is therefore within easy commuting distance of Teesside, York and Harrogate.

DESCRIPTION

Rocky Plain Farmhouse is a magnificent 5 bedroom stone built country residence set around an inner courtyard providing home office, gym, entertaining space, games room and shower room.

The layout of the spacious and beautifully proportioned accommodation is set out on the attached floor plan. The accommodation extends to 3,100 sqft approximately. It is double glazed throughout and has the benefit of underfloor heating in the bathrooms and oil-fired central heating.

Rocky Plain Farm provides exceptional living accommodation which is ideal for comfortable everyday family living, entertaining and home working.

It is complemented externally by a large steel framed garage, ample parking and a ¼ mile private tarmac driveway with electric gates leading into the property.

The property is further enhanced by a well-established south and west facing garden capturing the evening sun.

ACCOMMODATION

(Refer to floor layout plan).

The kitchen has a range of hardwood fitted units with black granite surfaces and

integrated appliances including an AGA Mercury oven, fitted wine over counter rack, neff dishwasher and fridge freezer. The kitchen benefits from an island and lounge/dining area, whilst overlooking the courtyard.

The conservatory has a large multi fuel log burning stove, with exposed stone walls and views over the rear garden and beyond.

The kitchen also provides access to the utility and cloakroom which has also been fitted with hardwood units. There is a tumble dryer, washing machine and fridge freezer, the cloakroom comprises of a WC and wash basin.

The ground guest suite is a generous double bedroom, with an en-suite shower room, log burning stove and dressing room with fitted wardrobes.

The second kitchen/dining room annex is currently incorporated into the main living accommodation and has a neutrally fitted

kitchen and integrated appliances which includes a wine fridge, dishwasher and oven, there is a further dining area adjacent to the kitchen. The sitting room features a log burning stove set in a stone mantel.

The room is complemented by exposed beams throughout.

To the first floor there are three double bedrooms, two of which feature ensuite bathrooms which have been finished to an exacting standard.

The larger of the three bedrooms also features a generous dressing area.

The second floor extends to the fifth bedroom, which is complemented by open beams, eaves storage and two velux windows. Across the staircase is bathroom which comprises of a jacuzzi bath, shower, W.C and wash basin.

Externally, the property is set in a delightful courtyard, where the outbuildings feature a games room,

including a ¾ size snooker table, pull down double bed, mini kitchen and shower room, a gym and useful store.

There is also a home office, boot room and playroom which has been a functional space for the current owners.

To the rear of the property is a south west facing lawned garden and patio area, which is stocked with a mature hedge and a variety of trees.

OUTSIDE

There is a very useful and extremely tidy range of general purpose farm building and purpose built dog kennels. The buildings are well situated in relation to the main house. They include garaging, garden store, stables, tack room, home office and open fronted shed which has the potential to convert to further stables.

There is a modern purpose built dog kennel providing 10 individual kennels, whelping rooms, kitchen and feed store. There is planning permission to build further buildings within the planning Decision Notice Ref Number NYM/2021/0575/FL.

THE LAND

The land extends to approximately 22.51 acres and is divided into 4 useful parcels. The land surrounds the steading area and provides the property with that all important extra degree of privacy. The land is suitable for grazing livestock and horses. All the fields have water laid to them.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

TENURE

Freehold with vacant possession given upon completion.

SERVICES

Bore Hole Water Supply. Mains electricity. Drainage is to Klargester Package Treatment Plant.

4 kWh solar panel system which is located above of the Farm Office.

COUNCIL TAX

Band D.

SPORTING & MINERAL RIGHTS

The sporting and shooting rights are reserved out to a third party.

FARM PLAN

The plan is for identification purposes only.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support, easements and other restrictive covenants and other proposed wayleaves for masts, pylons, stays, cables,

drains, gas, water and other pipes whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to:-

1. There is a public footpath which runs along the side of the drive.
2. There is a Northern Powergrid line which crosses the land.

DELINKED PAYMENT

The land is registered with the Rural Payments Agency. The Vendors have claimed the De-linked payment. The Vendors will therefore retain this payment.

ENVIRONMENTAL SCHEMES

The farm is not subject to any Environmental Stewardship Schemes.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with either Andrew Dickins MRICS FAAV or Lauren Terry BSc (Hons) so that we can keep you informed of how we intend to conclude the sale.

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 a successful purchaser, you will be required legally to provide two forms of identification and proof of funds/finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

USEFUL ADDRESSES

VENDORS SOLICITORS

Knights Solicitors, Lakeside House, Kingfisher Way, Stockton on Tees TS18 3NB – 01642 636500. Acting Solicitor: Mr Christopher Todd.

Email: christopher.todd@knightsplc.com

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, North Yorkshire, YO62 5BP

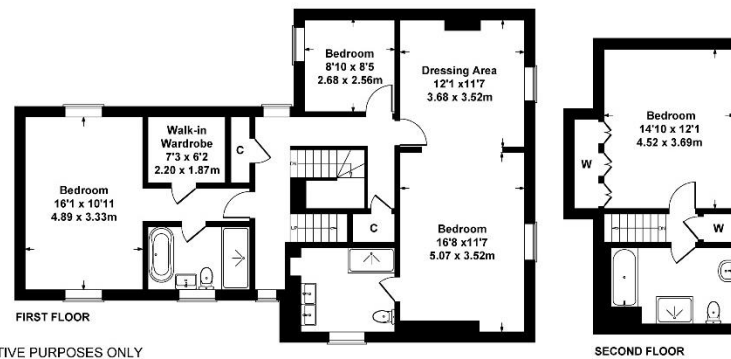
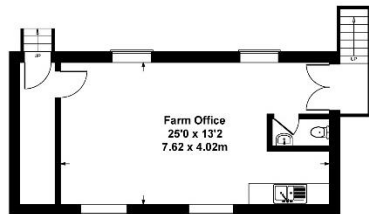
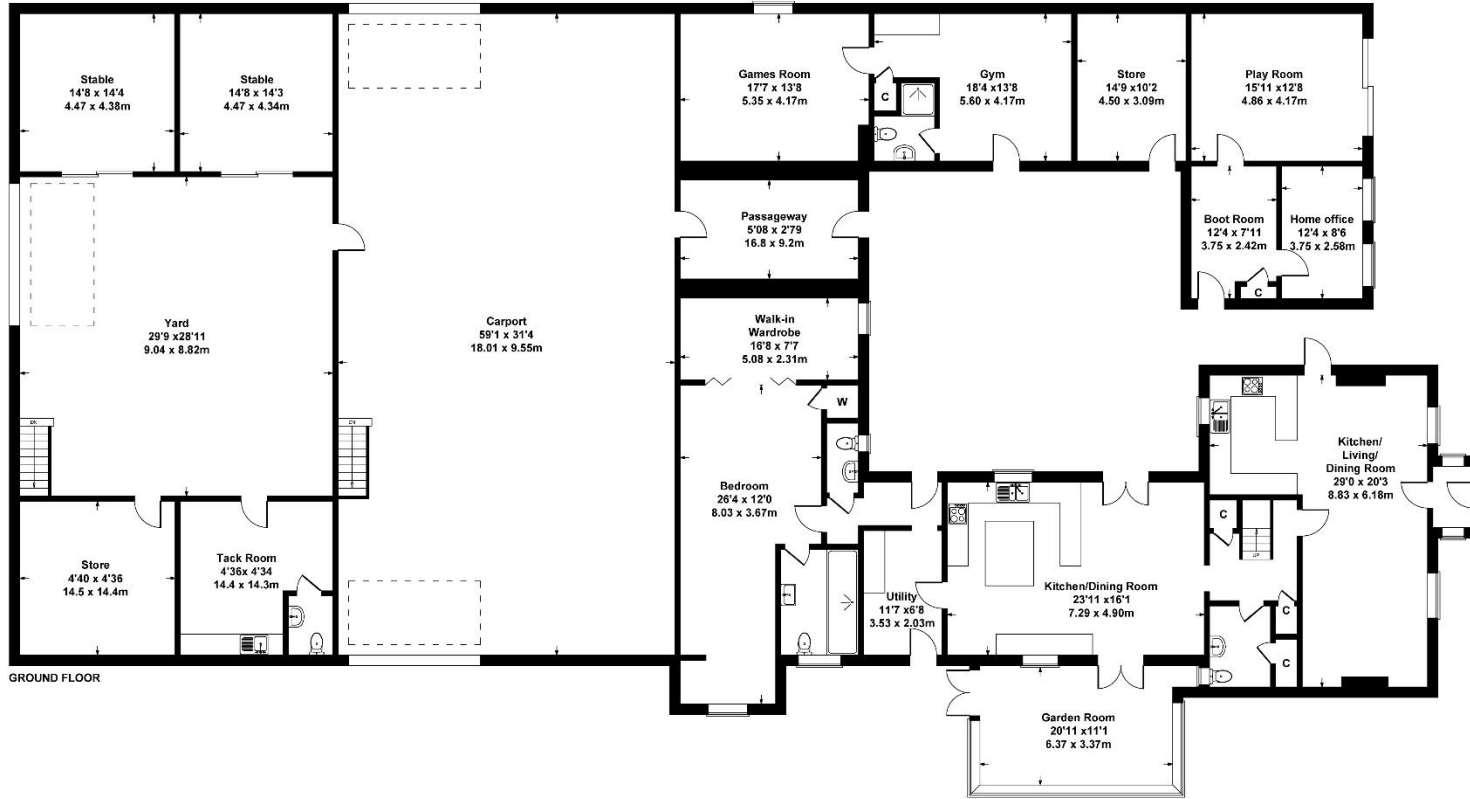
Tel: 01439 772700

Email: general@northyorkmoors.org.uk

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Rocky Plain Farm
 Approximate gross internal area
 Total 774 sq m - 8334 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. 2023

***Floorplan for the Kennels available on request*



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 by inspection or otherwise.

Boundary Plan – Rocky Plain Farm



Plan for Identification Purposes Only



4 North End, Bedale, North Yorkshire, DL8 1AB
Tel: 01677 425950 E info@robinjessop.co.uk
www.robinjessop.co.uk

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY
Tel: 01969 622800 E info@robinjessop.co.uk