



White House Farm

Osmotherley, Northallerton, North Yorkshire, DL6 3QA



RobinJessop

White House Farm

Osmotherley, Northallerton, DL6 3QA

An Attractive Smallholding In Need of Refurbishment Situated Within the North York Moors National Park Extending to 5 Acres Approx.

- 3 Bedroom Stone Built Period Property
- Refurbishment Required Throughout
- Range of Useful Buildings
- 5 Acres Approx. of Permanent Grassland
- Potential to Extend Subject to Planning
- Attractively Situated, offering stunning views
- National Park Location
- Viewing by Appointment Only
- Guide Price: £550,000

SITUATION

Osmotherley 1 mile, Thimbleby 1 ½ miles, A19 2 miles, Snilesworth 4 ½ miles, Northallerton 7 ½ miles, Hawnby 9 miles, Thirsk 11 miles, Teesside 19 miles (all distances are approximate).

Whitehouse Farm is situated close to the popular village of Osmotherley accessed via a green lane off Burnthouse Bank and within the North York Moors National Park. It is therefore conveniently located in relation to the market towns of Northallerton, Stokesley, Yarm and Thirsk. The larger centres of York and Teesside are within reasonable commuting distance, due to the property's proximity to the A19.

INTRODUCTION

The smallholding offers a unique opportunity to purchase a period property surrounded by untouched countryside with land and outbuildings, as well as

being close to the thriving market towns of Stokesley, Yarm and Northallerton.

White House Farm comprises an attractive stone-built farmhouse which has been extended over time. The farmhouse stands exceptionally well surrounded by open countryside, towards the East side of Osmotherley. It is in need of complete refurbishment, providing a purchaser a blank canvas to create a fantastic family house.

Externally, the house is complemented by a wraparound large lawned area and mature grassland. The property also benefits from a range of useful outbuildings.

Farmhouse Accommodation (See Floor Plan)

The farmhouse comprises a large three bedroom detached dwelling. The property is entered via the back hall which gives access to the boiler/boot room and

kitchen. The kitchen has been fitted with a range of wall and floor pine units, tiled flooring and dual aspect windows, with ample space for a dining room table. The kitchen leads to the dining room which features a log burning stove with stone surround and a door leading onto the south facing garden.

The ground floor accommodation further extends to a bathroom which comprises a free-standing bath, W.C, and wash basin. The front entrance features black square marble tiles and original exposed stone walls. The ground floor is finished off with a large drawing room, which is complemented by a grand bay window and open fireplace.

To the first floor there are three double bedrooms and a study. There are numerous character features throughout the property, which are complemented by its stunning location and views.

Outside

Externally, the property features a large stone barn/garage, log store, stable, timber dog kennel and nissen hut. Some of the buildings have recently been re roofed and are in good condition.

It is set in 5 acres approximately, which surrounds the property. The land is made up of permanent grass which in places is steep with some areas of more lawned garden.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – 01677 425950.

Tenure

The property is Freehold and Vacant Possession will be given upon completion of the sale.

Boundaries

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

Easement & Rights of Way

The property is sold subject to all covenants, easements and rights of way 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 from the Green Lane down part of the drive and then through the north west part of the land. Please refer to the orange line on the attached plan.

Services

Mains Electricity, Oil Central Heating, Spring Fed Water Supply, Septic Tank Drainage.

The spring fed water source is located on the adjoining neighbour's land.

Environmental Stewardship

The farm is NOT subject to any Environmental Scheme.

Sporting & Mineral Rights

The sporting and mineral rights are understood to be included with the freehold as far as they are owned.

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.

[///leaky.visa.lorry](https://www.what3words.com/leaky.visa.lorry)

Asbestos

With regards to any asbestos on the holding, a detailed asbestos survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

Drainage Rate

There are no drainage rates payable.

Council Tax

Band – E.

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 Mitchell Corney MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

Money Laundering Regulations

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

USEFUL ADDRESSES

Vendors Solicitors

Hunt and Wrigley Solicitors.
83 High St,
Northallerton
DL7 8PX
Phone - 01609 772502

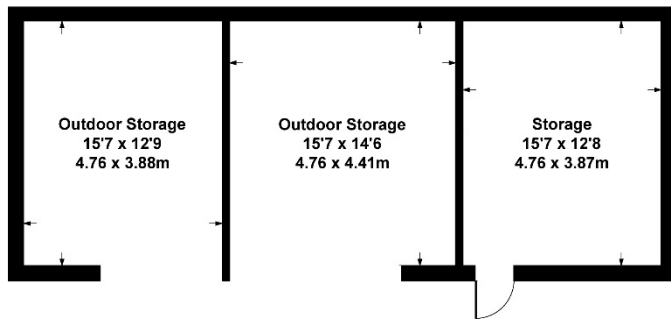
Planning Authority

North York Moors Planning Authority
The Old Vicarage, Bondgate, Helmsley,
North Yorkshire YO62 5BP – 01439
772700.
Email: general@northyorkmoors.org.uk

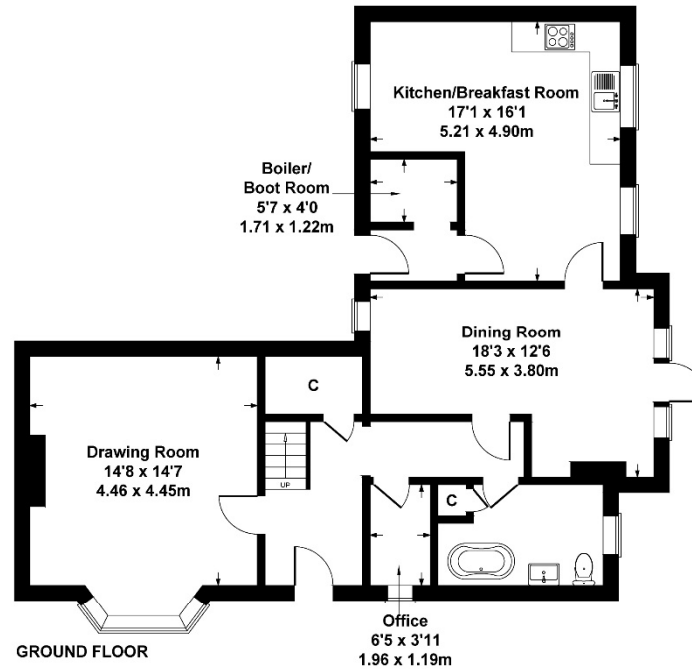


White House Farm, Osmotherley

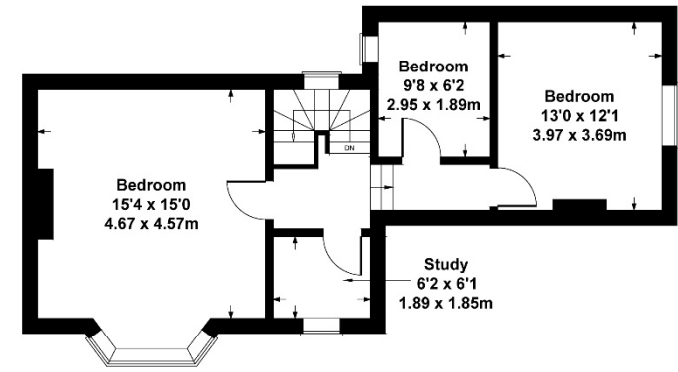
Approximate gross internal area
 House 137 sq m - 1475 sq ft
 Outbuilding 59 sq m - 635 sq ft
 Total 196 sq m - 2110 sq ft



OUTBUILDING



GROUND FLOOR



FIRST 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. 2023

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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



Robin Jessop