



Greenfields Farm
Hilton, Yarm, North Yorkshire


Robin Jessop

Greenfields Farm

Hilton, Yarm, North Yorkshire TS15 9JX

An Exceptionally Well Presented Five Bedroom Property with Traditional farm Buildings and 11 Acres Approx.

- Immaculately Presented Throughout
- Five Bedrooms
- Range of Traditional Buildings
- Certified Caravan and Motorhome Club Site
- 11 Acres Approx. of Grassland
- Attractively Situated Close to the Village of Hilton
- Unique and Rare Opportunity
- Viewing by Appointment Only
- Guide Price: For Sale as A Whole - £990,000

SITUATION

Hilton 0.5 miles. Seamer 2 miles. Middleton On Leven 2 miles. Yarm 4 miles. Hutton Rudby 4 miles. Stokesley 5 miles. Kirklevington 5 miles. Osmotherley 14 miles. Northallerton 19 miles. (all distances are approximate).

Located on the north east edge of the picturesque rural village of Hilton, in close proximity to Yarm and Stokesley the area offers an excellent choice of schools locally, both state and private. Yarm, Eaglescliffe and Darlington train stations make London and Edinburgh accessible in 2.5 to 3 hours.

The property is nicely set back off Roger Lane.

Greenfields Farm offers a unique opportunity to purchase an immaculately presented property in a renowned area. The village of Hilton is accessible on foot via a public footpath immediately

opposite the property. Hilton has a thriving community with social events frequently organised at the village hall. The village benefits from an excellent pub, children's play area, football field and fishing lakes. An award-winning pub and restaurant is just 1.5 miles away in the next village of Maltby.

ACCOMMODATION

The accommodation is beautifully presented to exacting standards and extends to approximately 283m². The property benefits from a modern design and is fully double glazed. It is superbly appointed with first class fixtures and fittings throughout.

The property is entered via a welcoming entrance hall, from here there is access to the spa room which is complemented by a top-quality sauna, a downstairs W.C and kitchen, there is also access to the first floor via one of the two staircases in the property.

The ground floor benefits from a substantial modern kitchen with a spacious open plan dining/sitting room complemented by a range of integrated appliances, log burning stove and bifold doors opening to both front and rear gardens. The ground floor benefits from under floor heating throughout with individual zone temperature controls.

The family room is accessed off the kitchen which is a perfect place to host and entertain.

The inner hall leads through to the useful pantry, study and current gym, which could also be a further sitting room.

To the first floor there are five bedrooms, four of which are doubles and one of which is a single. Two bedrooms benefit from a jack and jill bathroom. Two further bedrooms have their own ensuite.

There is also a separate family bathroom which comprises of a free-standing bath, wash basin and w.c.

The first floor also presents an immaculately presented reception room, currently used as a cinema room but, which could also be used as a sixth bedroom. The room is flooded with natural light courtesy of the six skylights, which overlook the open countryside and beyond.

Externally, the property is complemented by a range of traditional outbuildings, from a two-storey timber framed former granary, to two loose boxes, a workshop and adjoining multi-purpose barn with a hay loft above.

Opposite the property and buildings is a further 11 acres of grassland, part of which forms the current certified Caravan and Motorhome Club Site which permits 5 pitches and an attractive useful income.

Overall, Greenfields Farm presents a fantastic opportunity to own a unique and

individual country property with land and buildings. Viewing is strongly advised.

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.

Overage Clause

1. There is a 50% overage clause on the traditional farm buildings for a period of 10 years. The overage agreement expires on the 17th September 2034. Further details of the overage clause are available for inspection at the Offices of Robin Jessop Ltd.

2. There is a development clawback clause on the land shaded RED on the attached plan for 25% for a period of 25 years should the land be developed. The granting of planning permission will trigger the development clawback clause.

Services

Farmhouse

Mains Electricity. Mains Water. Mains Drainage. Oil Fired Central Heating. 4KW Solar Panel Array.

Outbuildings

Independent Mains Power (via the main house). Mains Water Supply (sub metered).

Land

Mains Water (sub metered).

Nitrate Vulnerable Zone

The farm is not within a NVZ as per the Nitrate Vulnerable Zone 2017.

Sporting & Mineral Rights

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

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 Andrew Dickins MRICS FAAV or Lauren Terry BSc (Hons) 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

Local Authority

Stockton-on-Tees Borough Council
Municipal Buildings, Church Road,
Stockton-on-Tees, TS18 1LD (SATNAV: TS19 1UE) 01642 39393

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. [///wage.unsigned.minimums](http://wage.unsigned.minimums)

Vendors Solicitors

TBC

Planning Authority

Planning Development Service
Stockton-on-Tees Borough Council,
Dunedin House, Columbia Drive, Thornaby
Stockton-on-Tees, TS17 6BJ
planning.administration@stockton.gov.uk

Energy Performance Certificates

Rating B.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Greenfield Farm, Hilton, TS15 9JX

Approximate gross internal area

283 sq m - 3046 sq ft



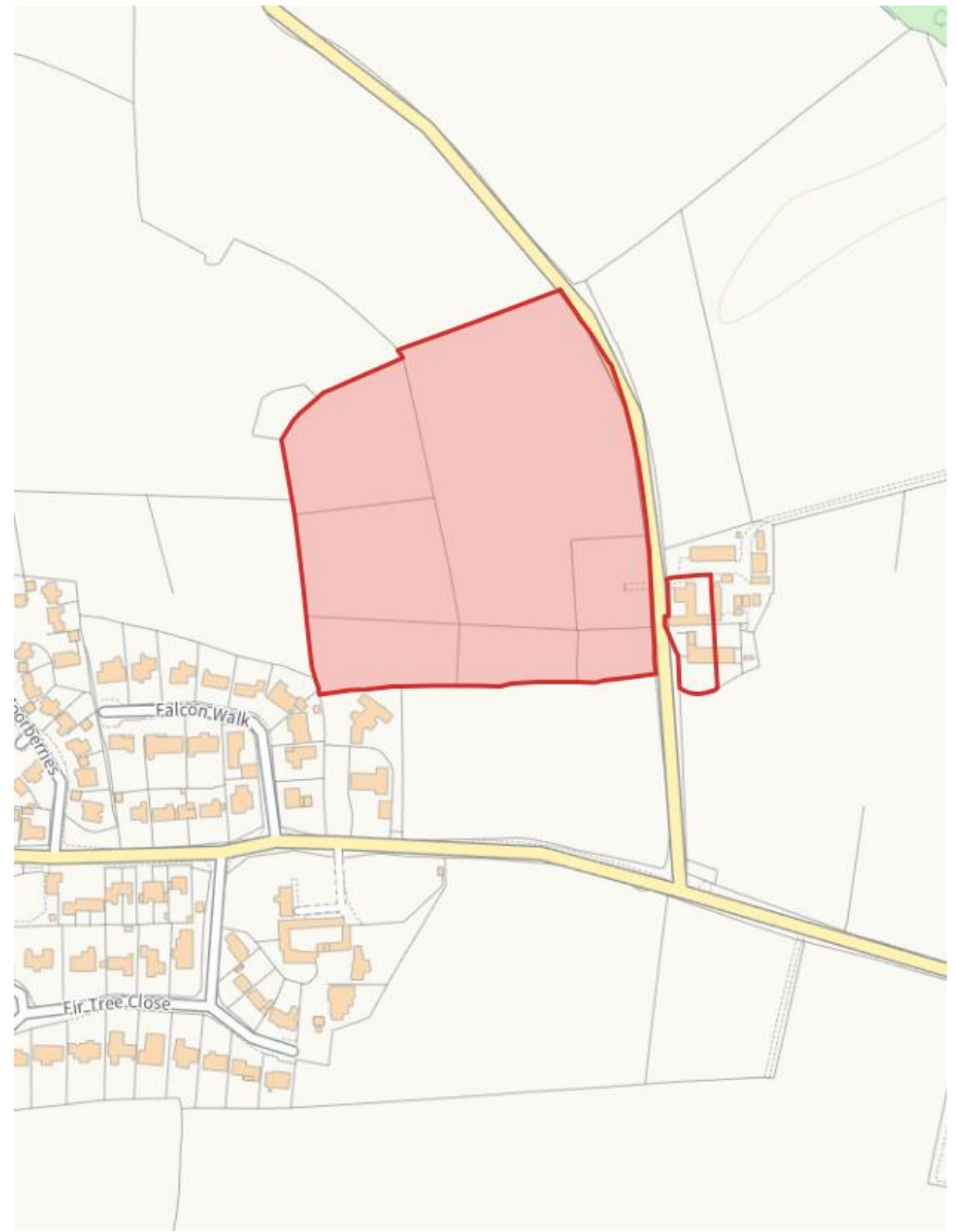
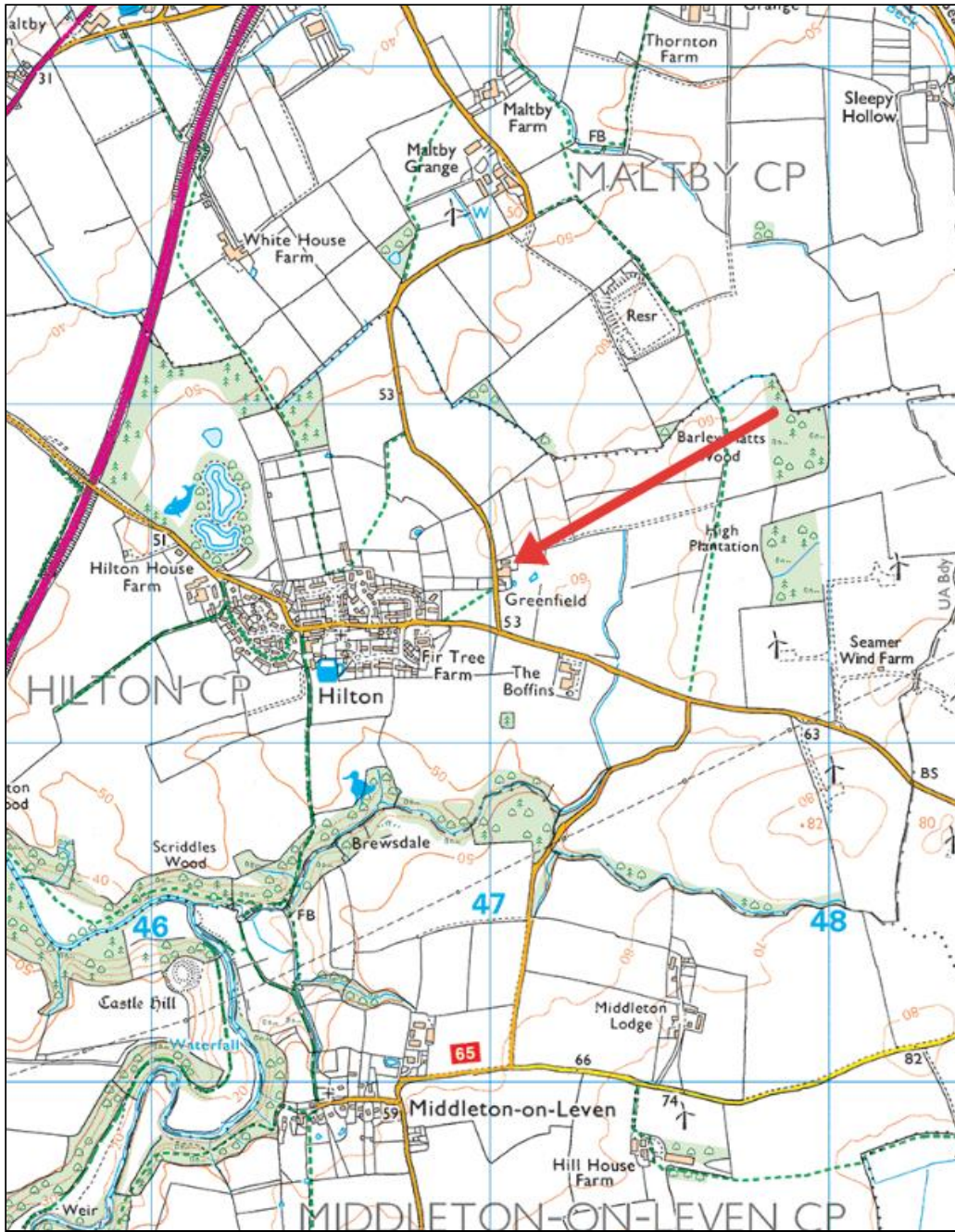
GROUND FLOOR

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. 2024





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