



# Beech Dene

Bullamoor, Northallerton, DL6 3RQ



RobinJessop







# Beech Dene

## Bullamoor, Northallerton, DL6 3RQ

A Spacious Three Bedroom Bungalow, set in 7 Acres with Planning Permission to Construct a Separate Detached Dwelling.

- 6.5 Acre Grass Paddock
- Spacious Three/Four Bedroom Bungalow
- Planning Permission for a Separate Detached Dwelling
- Range of Useful Outbuildings
- Extensive Mature Garden
- In Need of Some Modernisation
- Fantastic Views Over Rural North Yorkshire
- Private and Secluded, Yet Accessible Location
- Guide Price of £695,000

### SITUATION

Northallerton 3 miles, A19 Interchange 3 miles, Thirsk 10 miles, A1(M) Leeming Bar Interchange 10 miles, Teesside 20 miles, York 33 miles (all distances are approximate).

Beech Dene is located south of the small rural hamlet of Bullamoor. The nearby market towns of Northallerton and Thirsk are within easy reach and offer a wide range of shops, amenities and facilities, including a train station with a regular service to London Kings Cross. Beech Dene is also in close proximity to both the A1(M) and the A19, bringing larger centres such as Teesside, Harrogate and Leeds within reasonable commuting distance.

### DESCRIPTION

The sale of Beech Dene offers a rare and exciting opportunity to purchase this much loved family home, which comes to the market for the first time in 70 years. It briefly comprises a spacious detached three or four bedroom bungalow, large garden, grass paddock and a number of useful outbuildings, some of which have the benefit of planning permission to create a three bedroom barn conversion. However, this permission is currently being amended to construct a detached five bedroom house.

The property is made up of a deceptively large detached bungalow, which has been extended to

create larger accommodation. Internally, the property has been looked after and well maintained during its time as a family home. However, the property offers a blank canvas for any potential purchaser to create a fantastic family home. The bungalow could be further extended to create a large family home, subject to obtaining planning permission.

The property offers a good sized entrance with utility, a large social kitchen with sitting area, pantry, island and open fire. Off the kitchen you are able to access the flexible dining room or fourth bedroom and three further good sized double bedrooms, offering views of the garden and built in wardrobes in two of them. The bedrooms are serviced by a family bathroom and sitting room with bay window and open fire.

Externally, the property benefits from a large formal garden with a number of mature trees and hedges, former tennis court and pond. The property also features a number of useful outbuildings including a garage with up and over door, shed, range of barns and agricultural buildings. The property is further complemented by a 6.5 acre grass paddock, which is ideal for grazing or equestrian use. The land also offers significant rewilding and tree planting potential.

The property also benefits from approved planning consent under the Town and Country Planning (General Permitted Development) (England) Order 2015 granted on 4<sup>th</sup> November 2022, to convert a range of the agricultural buildings to a three bedroom dwelling. The building to be converted has been outlined in blue on the attached plan and further details on the application can be found using the application number 22/02106/MBN on the North Yorkshire Planning Portal.

**The vendors are currently applying to change the planning permission to create a detached five bedroom house. More details are available by request.**

### GENERAL REMARKS & STIPULATIONS

#### Viewing

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

#### Tenure

Freehold with vacant possession given upon completion.

#### Services

The property benefits from mains electric and water. Septic tank drainage and oil fired central heating.

Please note that the septic tank does not meet current regulations and will require improvement.

### 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.

### Easements, Rights of Way & Wayleaves

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 proposed wayleaves for masts, pylons, stays, cables, drains, gas, water and other pipes whether mentioned in these particulars or not.

### Planning

The agricultural buildings marked blue on the attached plan have the benefit of planning permission under the Town and Country Planning (General Permitted Development) (England) Order 2015 granted on 4<sup>th</sup> November 2022, to convert a range of the agricultural buildings to a three bedroom dwelling.

A copy of the decision notices and plans are attached

The vendors are currently applying to change the planning permission to create a detached five bedroom house. More details are available by request.

#### **Sporting & Mineral Rights**

The sporting and mineral rights are included as far as they are owned.

#### **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.

#### **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.

/// YARN.HOSPITALS.CHIEFS

#### **Council Tax**

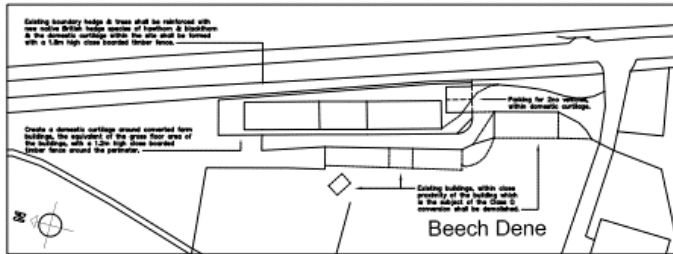
Band F.

#### **USEFUL ADDRESSES**

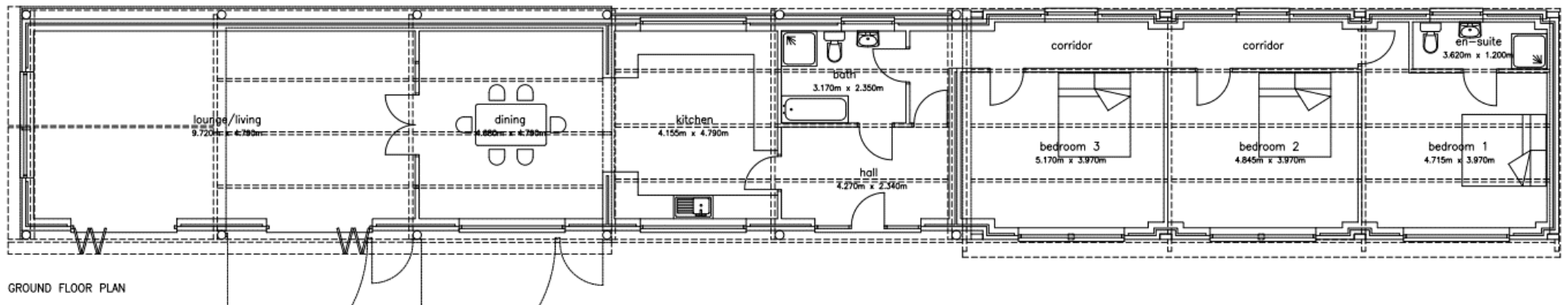
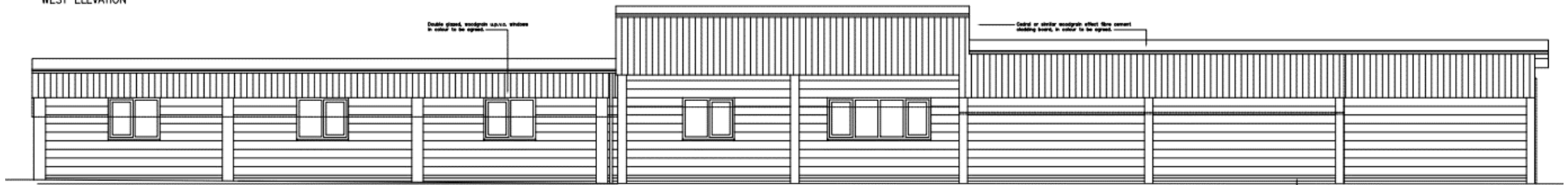
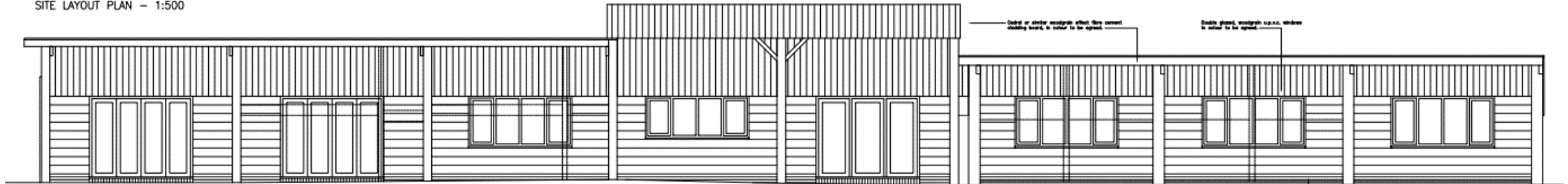
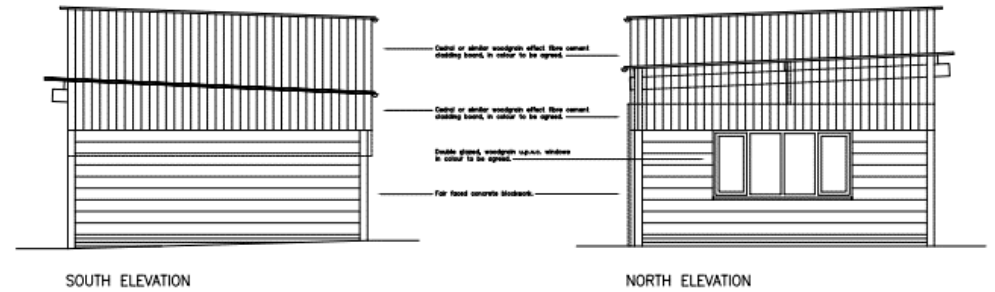
#### **Local Authority**

North Yorkshire Council, County Hall,  
Northallerton, North Yorkshire DL7 8AD.





SITE LAYOUT PLAN — 1:500

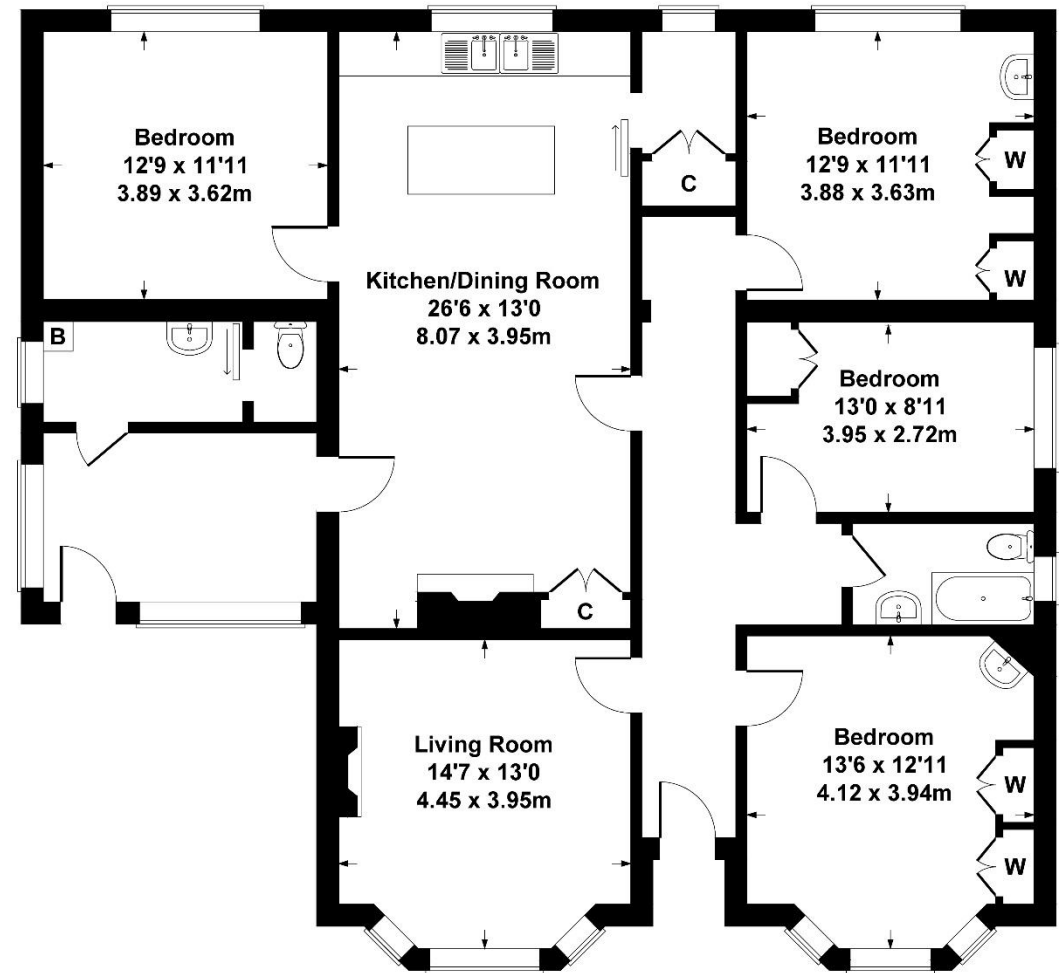




# Beech Dene, Bullamoor, Northallerton

Approximate gross internal area

143 sq m - 1539 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









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