



Lyngarth Farm  
Exelby Road, Bedale, North Yorkshire, DL8 2ER



# A DESIRABLE AND WELL-SITUATED RESIDENTIAL SMALLHOLDING EXTENDING TO 3.34 Acres

- Traditional Detached Farmhouse
- Three Bedrooms
- Potential to Extend Subject to Renewal of Planning Permission
- General Purpose Farm Building and Lean To
- All Attractively Set With 3.34 Acres of Grassland
- Private Driveway, Garden and Single Garage
- Edge of Town Location
- Viewing by Appointment Only
- Guide Price: £500,000

## SITUATION

Leeming Bar A1(M) Interchange 2 miles, Northallerton 7 miles, Leyburn 11 miles, Ripon 14 miles, Teesside 30 miles, Harrogate 30 miles, Leeds 50 miles (all distances are approximate).

Lyngarth is nicely set back off the main road leading from Bedale to Exelby on the B6285. Bedale is a thriving market town which benefits from a number of amenities including shops, cafes, restaurants, St Gregory's Church and local schools. The property is also within easy reach of Northallerton which offers a wider range of shops, amenities and facilities including a train station with regular services to London Kings Cross from Northallerton.

The property is within close proximity to the A1(M) Junction 51, bringing the larger centres such as Newcastle, Leeds, Teesside and York into a commutable distance.

## DESCRIPTION

Lyngarth comes onto the market for the first time in over 40 years. The property briefly comprises an attractive detached three-bedroom farmhouse which was constructed in 1955 which comprises a large garden, general purpose building and lean to and 3.34 acres of grassland. Internally the property has been well maintained although it would benefit from some further modernisation.

The ground floor is entered into via a useful rear porch which extends through to the single garage, downstairs W.C and store room.

The kitchen features a range of fitted units together with a characterful oil fired central heating Esse stove. The dining and sitting room are flooded with natural light courtesy of the large bay window which overlooks the front garden.





An inner hall which also provides access to the front of the house leads through to the sitting room which benefits from a multi fuel log burning stove.

To the first floor there are three bedrooms, two of which are doubles and one of which is a single together with a modernised family shower room which was fitted in 2022 and comprises of a shower, W.C, wash basin and vanity unit.

Externally, the property features a large wrap around garden which is complemented by a veg plot and a variety of flowering plants, mature shrubs and trees which screens the property during the summer and autumn months. There is a useful coal and log shed to the rear of the garden. The property is accessed via a short private driveway and provides parking for a number of vehicles.

Lyngarth Farmhouse also has the benefit of 3.34 acres of grassland and 123 meters of fishing rights together with a general-purpose building and lean to, two stables with tack room and hay barn with Yorkshire boarding. The land has two direct roadside access points off the B6285.

Lyngarth provides a rare and unique opportunity and will appeal to a number of buyers. Viewing is strongly recommended.

## **GENERAL REMARKS & STIPULATIONS**

### **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.

### **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.

///conquest.poets.passage





#### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. Items of furniture and appliances are available by separate negotiation.

#### TENURE

Freehold and vacant possession will be given upon completion.

#### COUNCIL TAX

Band D.

#### SERVICES

Mains electricity. Mains water. Mains Drainage. Downstairs W.C is drained to a septic tank (a quotation from MW Waste is being undertaken, a copy of the report can be emailed to interested parties on request). 3.94 kWh Solar System. Broadband connection available.

Mains Water supply to the land.

#### DEVELOPMENT CLAW BACK CLAUSE

The land which is hatched blue on the attached plan is sold subject to a development claw-back clause.

In the event that the purchaser(s) or their successors in title obtain planning permission for any development on this land within the next 30 years, there will be a payment to the Vendor or his successors in title of 25% of any increase in value over the existing use value. Please note that agricultural or equestrian use will not trigger the development claw back clause.

#### SPORTING RIGHTS

The sporting rights including the fishing rights are in hand and are included in the sale.

#### PLANNING HISTORY

There was previous planning in 2015 for a construction of an annex to provide ancillary living accommodation to dwellings 15/00087/FUL.

#### ASBESTOS

With regard to the asbestos that is clearly present on the holding, a detailed asbestos survey has not been carried out. Upon completion of the sale, it will be the responsibility of the purchaser(s) to comply with the Control of Asbestos at Work Regulations 2012.

#### USEFUL ADDRESSES

Vendors Solicitors  
Eccles Heddon, 5 South End, Bedale, DL8 2BJ  
Tel: 01677 422422  
Acting Solicitor: Angela Thompson

North Yorkshire Council  
Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU –  
01609 779977





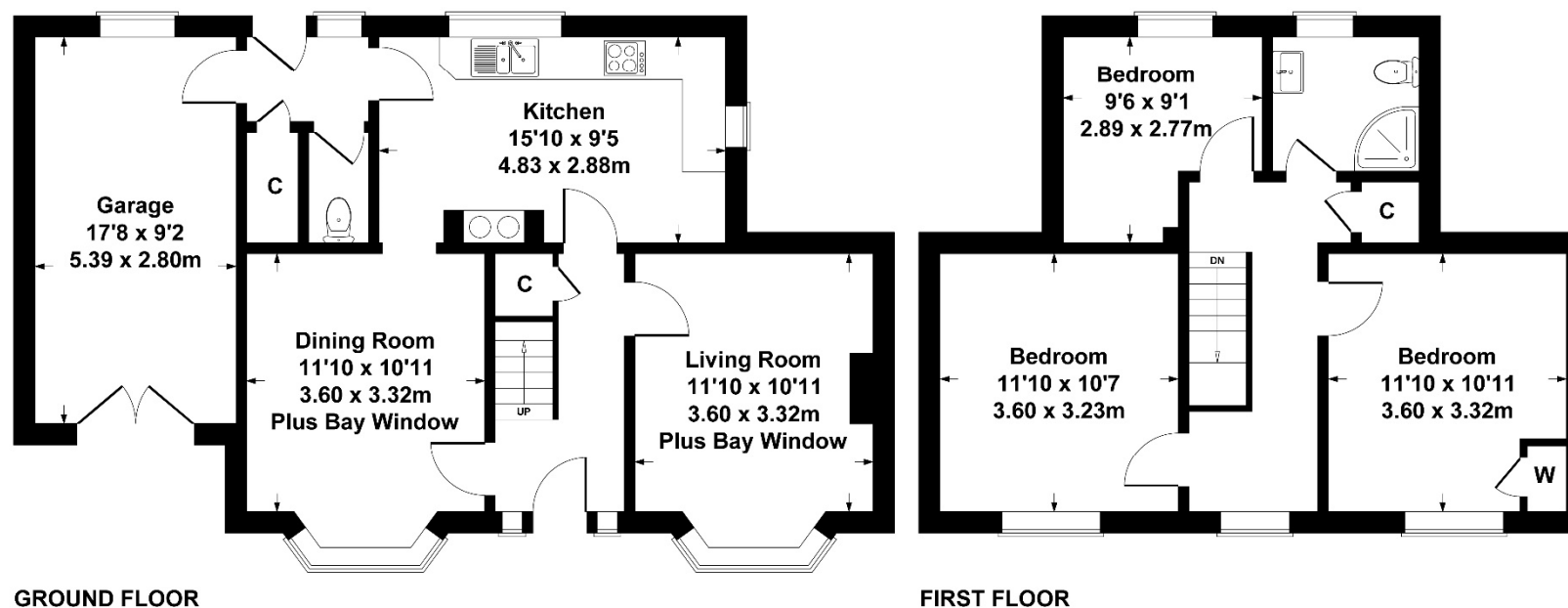
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Approximate gross internal area

House 100 sq m - 1076 sq ft

Garage 15 sq m - 161 sq ft

Total 115 sq m - 1237 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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