



Ruebury Lodge

Ruebury Lane, Osmotherley, Northallerton, DL6 3BG



Robin Jessop

Ruebury Lodge

Ruebury Lane, Osmotherley, Northallerton, DL6 3BG

A Beautifully Situated Detached House Enjoying Far Reaching Views together with a Traditional Stone Building, all attractively set in 4.4 Acres.

- Charming 2/3 Bedroom Dwelling in Good Order with Scope to Extend.
- Potential Stable in the Stone Barn with Adjoining Grass Paddock
- Outstanding Situation with Spectacular South Facing Views over the Vale of Mowbray
- A Detached Garage with Off Street Parking
- Chain Free
- Viewing by Appointment
- Guide Price: £800,000

INTRODUCTION

Ruebury Lodge comprises an extremely desirable detached residence in an exceptional edge of village setting with sweeping views, and standing superbly on a slightly elevated site within the North York Moors National Park.

SITUATION

A19 (1 ½ miles), Northallerton 6 miles, Thirsk 8 miles, Stokesley 8 miles, Yarm 11 miles, Teesside 17 miles, Darlington 24 miles, York 33 miles (all distances are approximate).

The property is attractively situated towards the northern end of the picturesque rural village of Osmotherley along the quiet track known as Ruebury Lane.

Ruebury Lodge is well placed in relation to the thriving market towns of Thirsk, Northallerton, Yarm and Stokesley and within reasonable distance of Teesside, York and Leeds.

DIRECTIONS

From the A19 Interchange near Osmotherley, take the minor road from the A19 up Clack Bank into Osmotherley village centre. At the

village cross, bear left and proceed up North End for approximately ¼ mile turn left into Ruebury Lane. Ruebury Lodge is situated a short distance on the left hand side.

AMENITIES

Shopping – Osmotherley, Northallerton, Thirsk, Yarm and Stokesley and larger centres at Teesside and York.

Communications – A19 Interchange at the bottom of Clack Bank, Osmotherley.

The Main East Coast Rail services to London Kings Cross from the railway stations at Northallerton and Darlington.

International Airports at Newcastle, Durham Teesside International Airport and Leeds Bradford.

Walking – excellent walking within the North York Moors National Park.

Schools – primary schools at Osmotherley and Ingleby Arncliffe.

Comprehensive – Northallerton, Stokesley and Thirsk.

Private Schools – Yarm School, Queen Mary's at Topcliffe, Cundall Manor and Barnard Castle.

Golf – Romanby Northallerton, Thirsk, Brass Castle Nunthorpe and Bedale.

Racing – Thirsk, Ripon, Catterick, Sedgefield and York.

Theatres – Georgian Theatre at Richmond, Darlington Civic Theatre.

Leisure Centres – Stokesley, Thirsk and Northallerton.

DESCRIPTION

Ruebury Lodge comprises a charming detached house. The accommodation is flexible and well proportioned and is in good order throughout. There is scope to extend subject to obtaining the appropriate planning permission. It is double glazed and has oil fired central heating.

It is complemented externally with a detached garage, 2 garden stores, well established gardens, stone barn (shaded green) and a 4.4 acre grass paddock.

The whole property is shown edged red on the attached plan.

ACCOMMODATION

Refer to attached floor layout plan.

GENERAL REMARKS & STIPULATIONS

Viewing – by appointment with Robin Jessop Ltd (01677 425920).

SERVICES

The property has the benefit of mains water, mains electricity and mains drainage. There is no mains gas supply within the village.

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 and easements and other restrictive covenants and other proposed wayleaves for gas, pylons, stays, cables, drainage, water, gas and other pipes whether mentioned in these particulars or not.

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

- The grass paddock has the benefit of a right of way over the land shaded yellow on the plan. The right of way extends across the Vendor's grass paddock between points X and B to provide access to the adjoining grass paddock which

belongs to the property known as Moorstones.

- (b) The grass paddock is subject to a restrictive covenant which restricts the use of the property for any purpose other than for sheep grazing or in the case of that part of the paddock hatched blue on the plan, for sheep grazing or the keeping of horses.
- (c) The Purchaser(s) will be responsible for contributing 50% towards the cost of erecting and thereafter maintaining a stock proof post and rail fence between points A, B, C and D on the attached plan and to install a 12ft gate at point B.

TENURE

The property is freehold and vacant possession will be given upon completion.

The property is registered with the Land Registry on two Title Plans NYK322591 and NYK170767 and is shown edged red on the attached plan.

METHOD OF SALE

The property is being offered for sale, initially by Private Treaty and we reserve the right to conclude negotiations by any other means at our discretion.

COUNCIL TAX BAND

Band G.

GRAZING LICENCE

There is a Grazing Licence Agreement in place. This Agreement will cease on the 31st October 2025.

FIXTURES & FITTINGS

Only those fixtures and fittings and equipment specifically referred to in the particulars are included in the sale.

USEFUL ADDRESSES

Solicitors

Womble Bond Dickinson, 3 Temple Quay, Temple Back East, Bristol, BS1 6DZ – 0117 9896785. Acting Solicitor: Janice Cowley. Email: Janice.cowley@wbd-uk.com

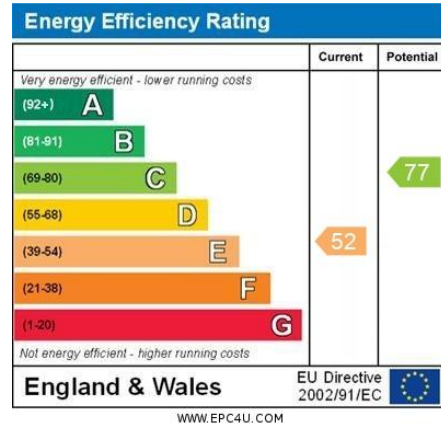
County Council

North Yorkshire Council, Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU. Tele : 01609 779977

Planning Authority

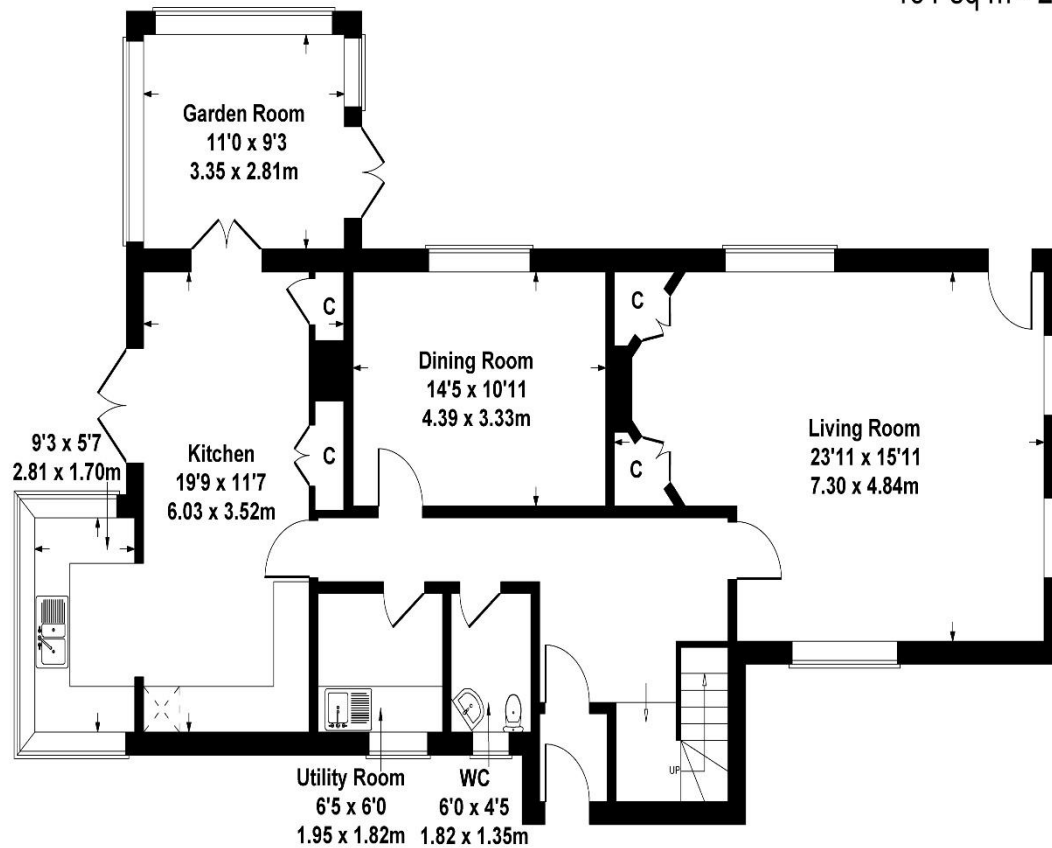
North York Moors National Park, The Old Vicarage, Bondgate, Helmsley, YO62 5BP. Tel : 01439 772700.

ENERGY PERFORMANCE CERTIFICATE

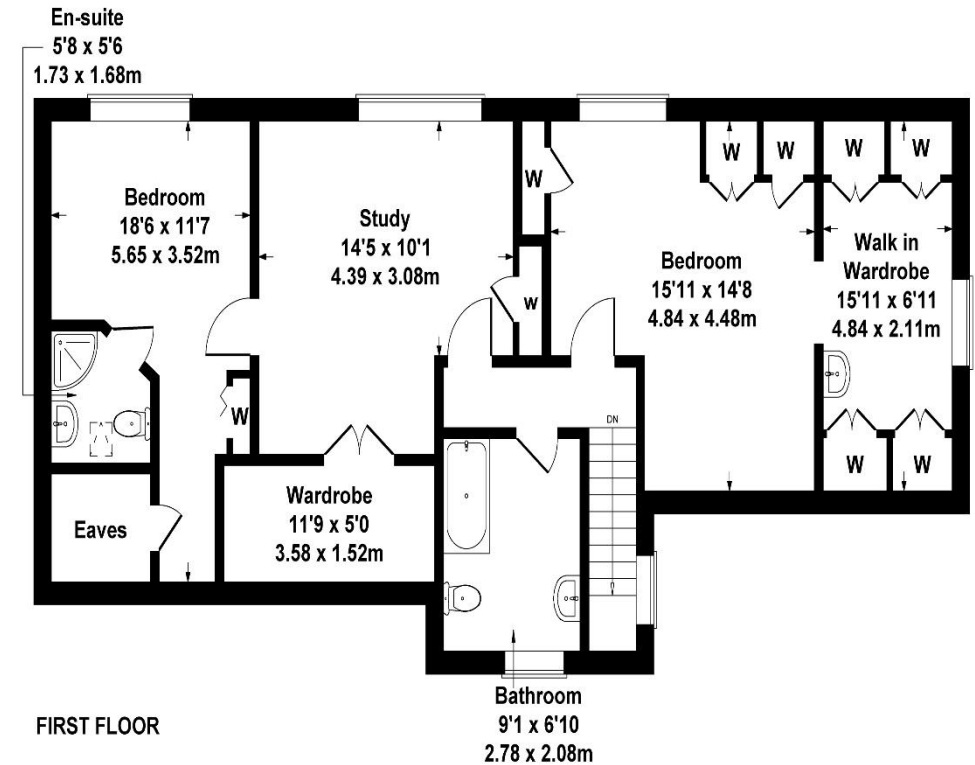


Ruebury Lodge, Ruebury Lane, Osmotherley, DL6 3BG

Approximate gross internal area
191 sq m - 2056 sq ft



GROUND FLOOR

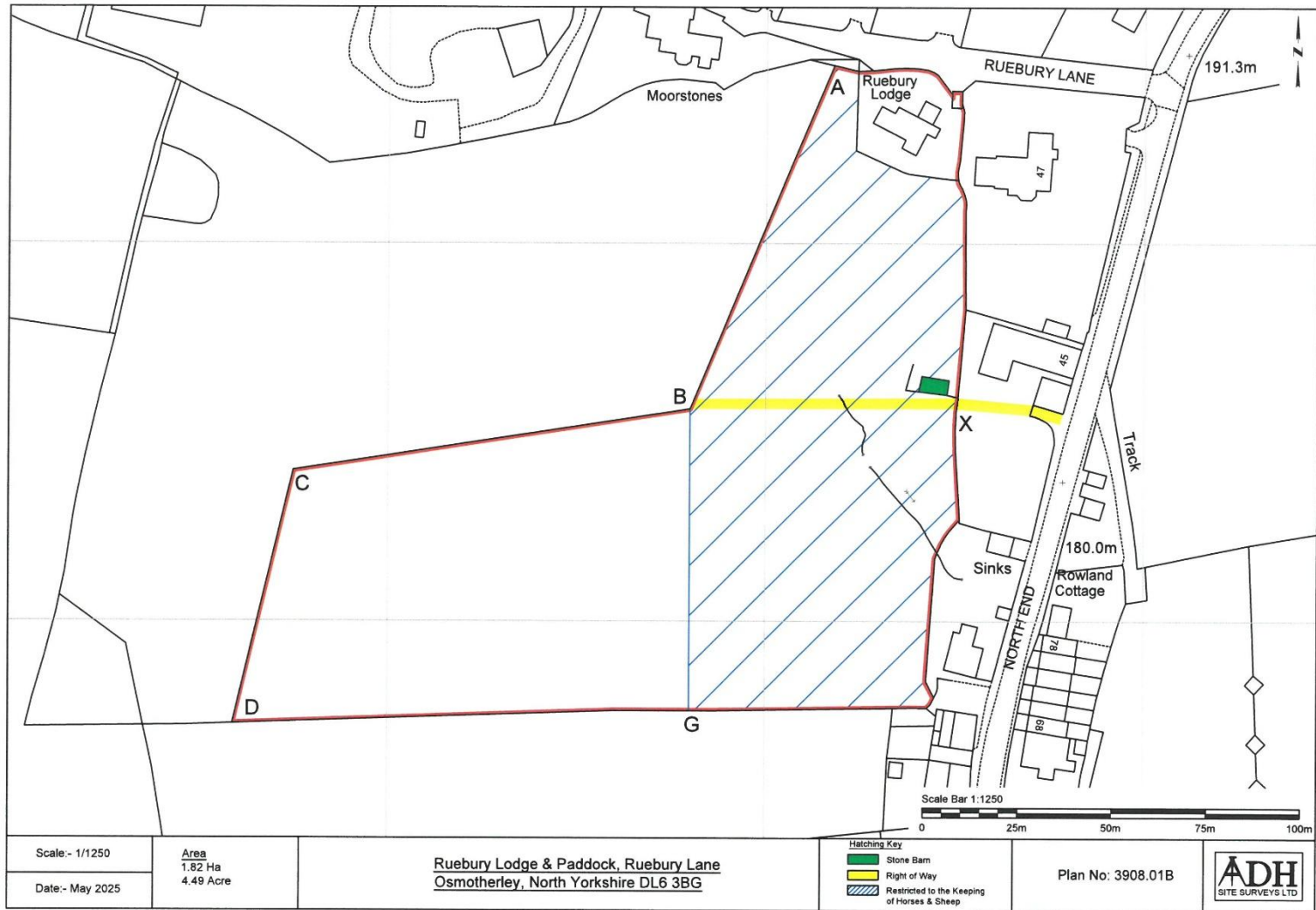


FIRST FLOOR

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. 2025





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



RobinJessop