



Willow Tree House  
Appleton Wiske, Northallerton



Robin Jessop



# Willow Tree House

## Appleton Wiske, Northallerton, North Yorkshire, DL6 2AS

A Substantial Extended Family Home Located Just Outside the Charming Village of Appleton Wiske set in 4.7 Acres with Stables and a Horse Menage

- Six Bedroom Family Home
- Substantial Living Accommodation
- Parking for Several Vehicles
- Fantastic Rural Location
- 3.5 Acre Paddock
- Stables & Tack Room
- Horse Arena
- Viewing by Appointment Only
- Guide Price: £695,000

### SITUATION

Northallerton 9 miles, Darlington 14 miles, Yarm 8 miles, A19 at Crathorne A19 Interchange 5 miles. All distances are approximate.

Willow Tree House is well situated north of the village of Appleton Wiske.

The property stands well along a ½ mile private shared farm track, alongside a small group of properties.

Appleton Wiske is a popular residential village conveniently located west of the A.19. It is therefore well placed in relation to Middlesbrough, Teesside, Northallerton, Yarm and Darlington. It is also within easy reach of the North York Moors and the Yorkshire Dales National Park.

### DESCRIPTION

Willow Tree House is a beautifully presented family home which the current owners built in 2012.

The property offers a perfect blend of comfort, functionality and generous living space throughout.

The property is entered through a welcoming entrance hall, leading to a stunning oak staircase that immediately sets the tone for the character and charm found throughout the home.

The ground floor provides a versatile living space, including a formal dining room, practical utility room, downstairs WC, and a study, which is ideal for home working.

The heart of the home is the bespoke open-plan kitchen/dining room, which features solid oak base and floor units, granite worktops, a Belfast sink, and a range of integrated appliances including a wine cooler, dishwasher, and Range Cooker.

This space flows seamlessly into the living area, which is enhanced by a built-in surround sound system and stylish bi-fold doors opening onto the garden - perfect for entertaining and everyday living.

A recently added extension introduces a generous family room with an orangery-

style roof lantern and two sets of French doors, flooding the space with natural light together with access onto the rear garden.

The first floor hosts the spacious master bedroom, complete with built-in wardrobes and a private en-suite.

Three additional well-proportioned bedrooms are found on this floor, two of which also benefit from built-in wardrobes, along with a contemporary family bathroom.

A second landing leads to the top floor, where two further double bedrooms both enjoy built-in storage, offering ample accommodation for families or guests.

Externally, Willow Tree House enjoys a charming and well-maintained rear garden, featuring a spacious patio area that offers the perfect place for outdoor dining or simply relaxing while taking in uninterrupted views over open countryside.

For those with equestrian interests, the property offers an excellent range of facilities, whilst being only a short drive from Appleton Equestrian Centre as well as both Northallerton and Richmond Equestrian Centres.

The property has the benefit of a stable block comprising three stables and a secure tack room.

Adjacent to the stables is a well-sized horse ménage (25m x 40m), ideal for training and exercise throughout the year.

Beyond the immediate garden and equestrian facilities lies a grass paddock extending to approximately 3.5 acres, offering a generous grazing space.

The paddock provides an excellent opportunity for a range of uses, including equestrian or smallholding activities, all set within a picturesque countryside setting

GENERAL REMARKS & STIPULATIONS

Viewing

By Appointment with Robin Jessop Ltd – 01677 425950.

Services

Ground Source Heat Pump. Shared Klargester. Mains Water. Mains Electric. Double Glazed Windows throughout. Underfloor Heating throughout (controlled by thermostat)

Tenure

Freehold with Vacant Possession.

Council Tax

Band F.

Fixtures & Fittings

Only those fixtures described within the brochure are included in the sale. To be further discussed with the vendor.

Energy Performance Certificate

Current Energy Rating – D (68)  
Potential Energy Rating – C (74)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations

Please note that if you are a successful purchaser, you will be required legally to provide two forms of identification and proof of funds / finance upon acceptance of your offer. One being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with Money Laundering Regulations.

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. [///crafts.apples.bottled](http://crafts.apples.bottled)

Important Notice

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed regarding the progress of the sale.

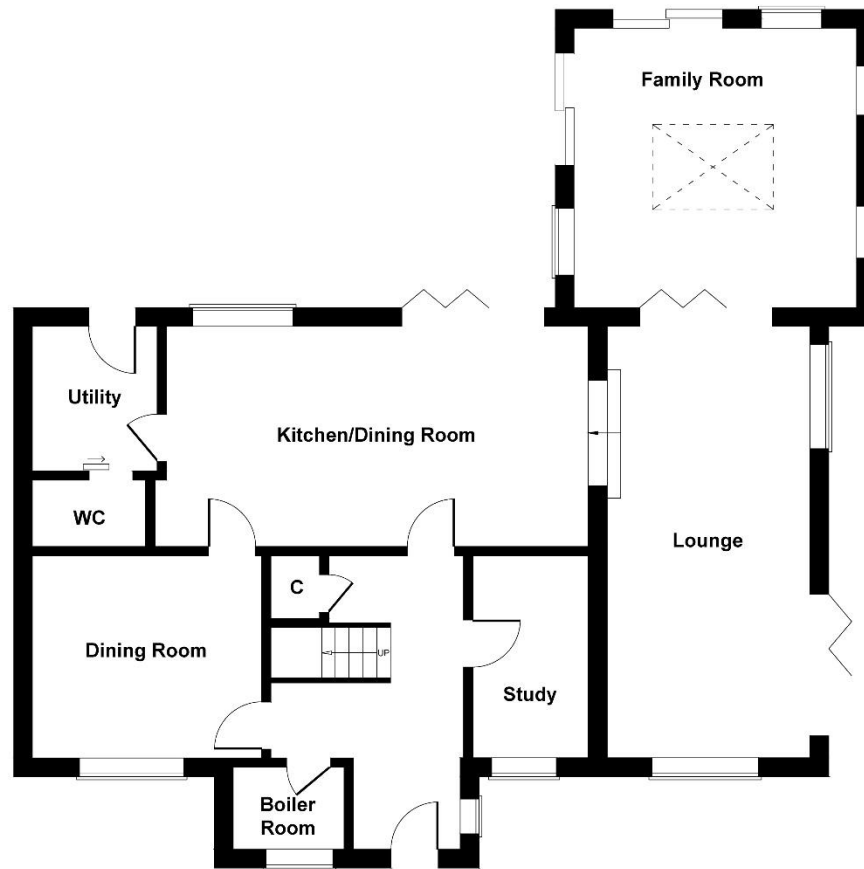
Useful Addresses

Planning Authority

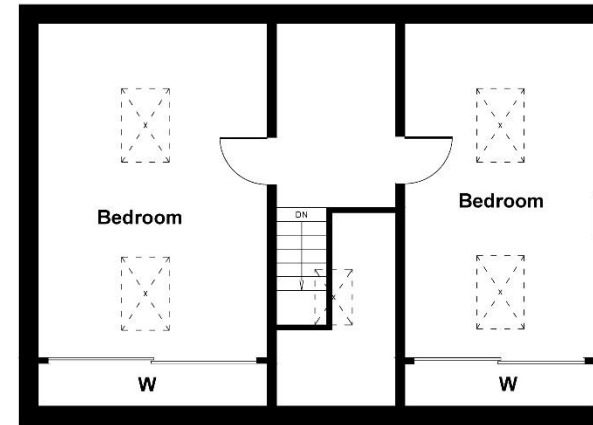
North Yorkshire Council, Civic Centre, Stonecross, Northallerton, North Yorkshire DL6 2UU – 01609 779977.



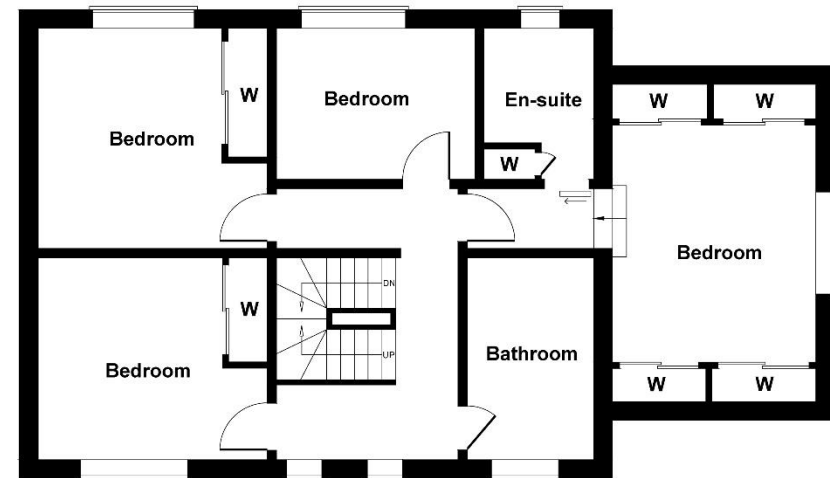
# Appleton Wiske, Northallerton, DL6 2AS



GROUND FLOOR



SECOND FLOOR



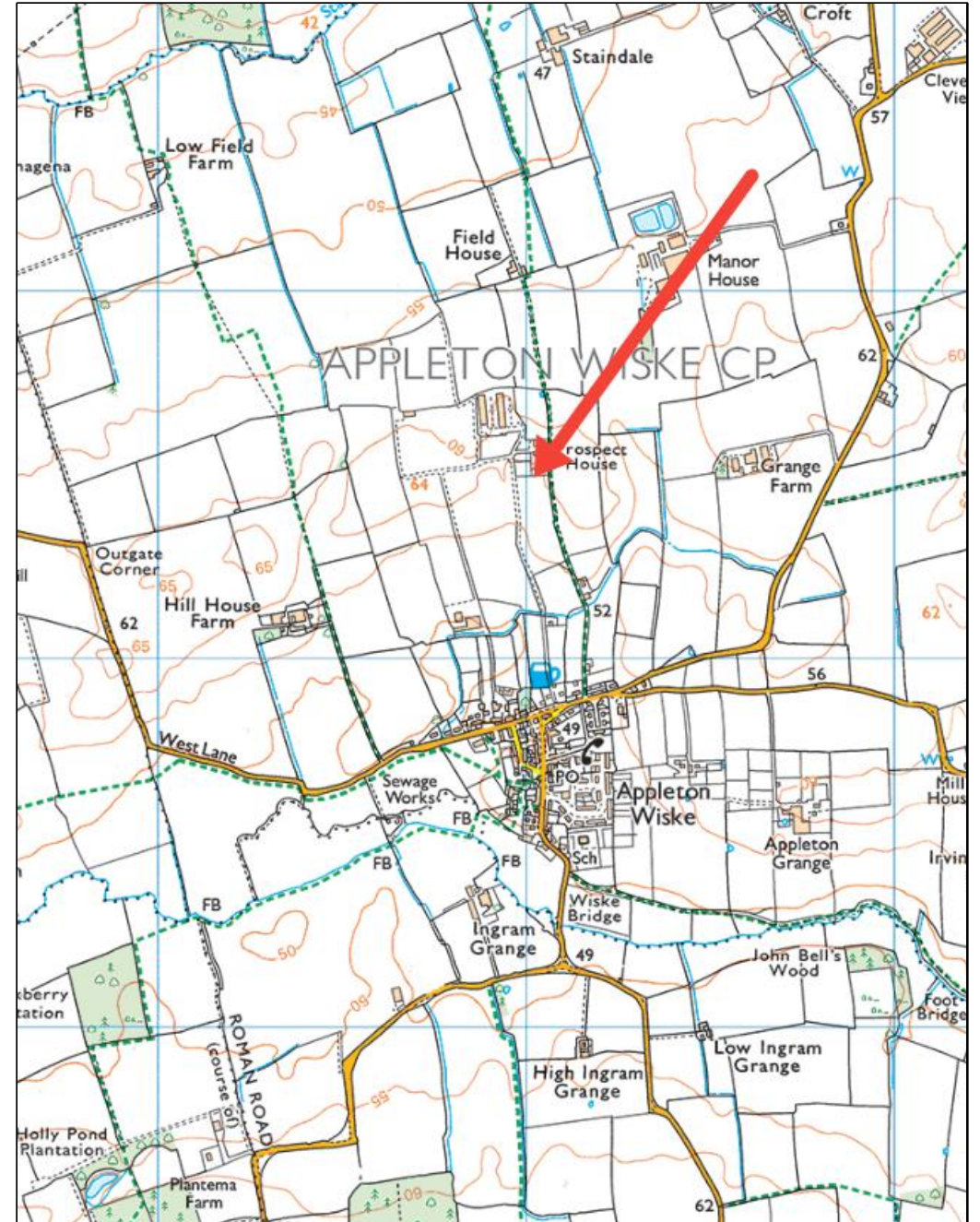
FIRST FLOOR

## 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









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