



Westways

Thirsk Road, Northallerton, DL6 3SB



Robin Jessop

A DESIRABLE RESIDENTIAL SMALLHOLDING

- Detached Three Bedroom Bungalow
- Spacious Accommodation with Attached Garage
- In Need of Modernisation
- Large Private Driveway & Parking Area
- Front & Rear Gardens
- Range of Traditional Storage Building (7,500ft²)
- 6.16 Acre Grass Paddock
- Viewings by Appointment Only
- Guide Price £500,000

SITUATION

Thorton Le Beans 1 mile. Northallerton 2 miles. Thirsk 6 miles. Bedale 10 miles. Stokesley 17 miles. Ripon 19 miles (All Distances are Approximate).

The property is attractively situated on a large plot on the edge of the popular rural village of Thornton Le Beans. Thornton Le Beans is conveniently located just south of the thriving market town of Northallerton.

It is also well placed in relation the market towns of Thirsk, Northallerton and Bedale which offer a wide range of shops, amenities and facilities, including the main east coast train station with a regular service to London Kings Cross.

The property is also conveniently situated fronting onto the A168 Northallerton to Thirsk main road and within easy reach of the A19 and A1(M) bringing the larger centres of Darlington, Teesside, York and Leeds within a reasonable commuting distance.

DESCRIPTION

Westways comprises an attractive three bedroom detached bungalow set in a large plot with mature gardens, a range of useful general purpose storage buildings together with a 6.16 acre grass paddock.

Internally the property requires refurbishment throughout providing a blank canvas for any potential purchaser to create a fantastic family home.

The property is accessed via a large entrance porch, leading into the generously proportioned accommodation. The kitchen extends through to a bathroom which comprises of a bath,



shower, W.C and wash basin. Refer to the attached floor layout plan.

Across the hallway are three generously sized double bedrooms, two of which feature built-in wardrobes. There are also two spacious reception rooms, one of which benefits from an electric fire and a large bay window.

Externally, the property is set within an attractive plot of approximately 7.61 acres, including mature gardens. There is a range of traditional storage buildings, including two general-purpose storage sheds (measuring 80' x 26' and 49' x 36'), a lean-to workshop (23' x 17'), and a seven-bay barn with an adjoining lean-to (105' x 32'). In addition, the property benefits from a grass paddock extending to approximately 6.16 acres.

GENERAL REMARKS & STIPULATIONS VIEWING

Strictly by Appointment with Robin Jessop Ltd – Tele: 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. In making an offer, please kindly confirm whether your offer is a cash offer or whether it is subject to selling a property, and whether you will require a mortgage.

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 MoneyLaundering 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.

EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold 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, existing and proposed wayleaves for masts, pylons, stays,



cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

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

COUNCIL TAX

Band D

SERVICES

Mains Water and Mains Electricity. Septic Tank. High speed broadband connection

FOUL DRAINAGE

The approximate position of the septic tank is shown marked 'ST' on the plan. A compliance report has been prepared by RA Dalton Waste Water Specialists. The septic tank is not compliant. They have provided a budget estimate of between £12,000 - £17,000 plus VAT depending on further investigations. A copy of this report can be emailed to you upon request.

ASBESTOS

There are two former Nissan type buildings situated in the yard area. A quotation from EM1 Ltd who are licensed asbestos removal specialists have provided a quotation for removing the old asbestos. Their quotation is £690.00 plus VAT.

A copy of the septic tank report and asbestos report can be provided by email upon request.

PLANNING

Please note the bungalow is **not** subject to an Agricultural Occupancy Condition.

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 with regard to the progress of the sale.

LOCAL AUTHORITY

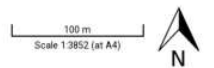
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780.

VENDORS' SOLICITORS

Freeman Johnson, 11 Victoria Road, Darlington, DL1 5SP Tel : 01325 466221

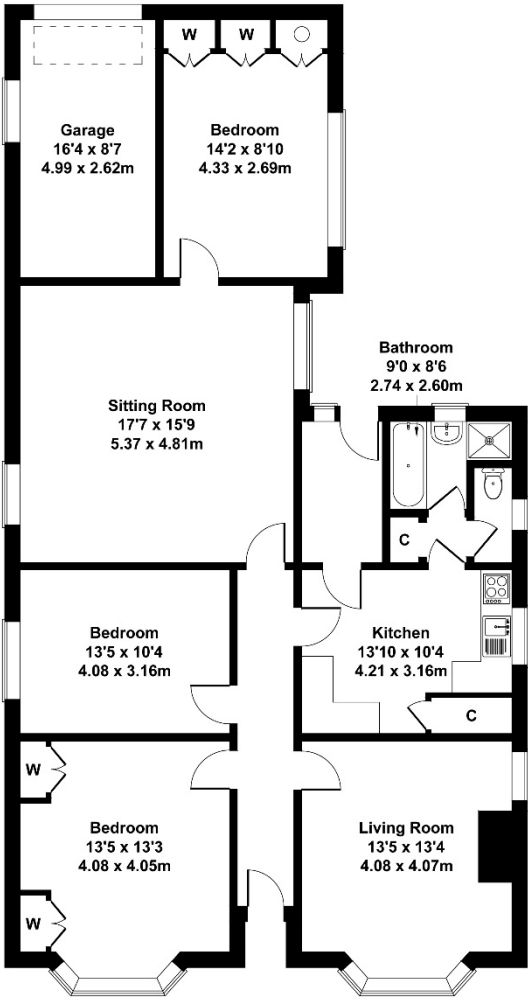


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Westways, Thirsk Road, Northallerton DL6 3SB

Approximate gross internal area
House - 129 sq m - 1389 sq ft
Garage - 13 sq m - 140 sq ft
Total - 142 sq m - 1529 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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

