



# Moor House

Deighton Lane, Brompton, Northallerton



Robin Jessop

# Moor House

## Deighton Lane, Brompton, Northallerton, North Yorkshire DL6 2SP

An Outstanding Residential Smallholding Extending to 24.90 Acres (10.07 Ha) Approx – Attractively Situated on the “Wainwrights Coast to Coast” Path

- 4 Bedroom Farmhouse
- 2 Bedroom Cottage

- 24 Acres Approx of Land
- Extensive Range of Farm Buildings

- Modern Purpose Built Garage
- Guide Price: £1,175,000

### INTRODUCTION

Moor House is a first-class residential smallholding attractively situated in a sought-after location just 10 minutes from the thriving market town of Northallerton.

Moor House stands well accessed along a private drive with panoramic views over open countryside and the Cleveland Hills to the east. The property comes to the open market for the first time in over 30 years.

### SITUATION

Northallerton 4 miles, Brompton 2 miles, Deighton 1 ½ miles, Appleton Wiske 3 ½ miles, Yarm 10 miles, Stokesley 11 miles, Darlington 11 miles (all distances are approximate).

The property is attractively situated and nicely set back off the minor road between the villages of Brompton and Deighton. It is therefore accessible to the popular and thriving market towns of Northallerton, Yarm and Stokesley and within reasonable commuting distance of Teesside, York and Harrogate.

### DESCRIPTION

Moor House comprises an attractive four bedroom principal farmhouse together with an attached two bedroom cottage with a south facing aspect.

The farm buildings are located to the north and east of the farmhouse and cottage.

Externally, the properties are complemented by established gardens, patio areas and excellent parking. There is a modern purpose built steel framed garage for several vehicles.

### FARMHOUSE ACCOMMODATION

(See Floor Plan)

The property is entered via an entrance hall, which features fitted units, paneling and a useful understairs cupboard. There are two reception rooms, one with a log-burning stove set within a brick surround, and the other benefiting from French doors opening onto the garden.

The kitchen is fitted with a range of traditional units and integrated appliances, including a Neff hob, under-counter fridge, dishwasher and grill/microwave. There is ample room for a dining table.

To the rear of the property is a useful WC and utility room and there is also a porch/boot room to the front of the property.

To the first floor, there are four double bedrooms, one of which benefits from fitted eaves storage. The family bathroom comprises a bath, shower, WC and wash basin.

The cottage comprises a kitchen, dining room and sitting room with French doors opening onto the front garden. The sitting room also features an electric fireplace.

To the first floor of the cottage are two double bedrooms, one of which extends through to a shower room. There is a family bathroom comprising a bath, WC and wash basin with shower mixer.

### OUTSIDE

Externally, the properties are complemented by a well-maintained wraparound garden, laid principally to lawn and featuring a number of mature trees. The garden is well bordered on the south side by a hedge and includes a seating area, water feature and weeping willow tree.

### THE FARM BUILDINGS

There is a good range of traditional brick-built farm buildings comprising workshop, office, general storage, loose boxes and former byre and fold yard.

There is a useful modern timber framed building together with an open fronted “dutch barn”.

There are three former timber framed piggeries.

### THE LAND

The land lies well in relation to the steading area in a compact ring fence. The land is classed as Grade 3 on the Agricultural Land Classification Map for England and Wales.

The land is currently all sown to grass and provides some useful grazing for livestock.

The land is divided into three parcels and are all well fenced.

### GENERAL REMARKS & STIPULATIONS

#### VIEWING

Strictly by appointment with Robin Jessop Ltd – 01677 425950.

#### TENURE

Freehold with vacant possession given upon completion.

#### SERVICES

Mains electricity and mains water are connected to the property. There is a 4KW solar panel system on the farmhouse. Drainage is to a septic tank. Please note that a new Waste Water Treatment Plant will be installed on the 11<sup>th</sup> June 2026.

#### COUNCIL TAX

The Farmhouse - Band F.  
The Cottage – Band C.

#### FARM PLAN

The plan is for identification purposes only. The field numbers and areas given may vary from old Ordnance Survey sheets, previous field data sheets and Rural Land Registry maps and the Title Deed Plans.

## BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fence, hedges, ditches, walls and other boundaries separating this property from other properties not belonging to them.

## EASEMENTS & RIGHTS OF WAY

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

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

1. The "Wainwrights Coast to Coast" route comes along the farm track and north of the farm buildings.
2. There are two further public footpaths which cross the land. There are no public footpaths through the farm buildings.
3. There is a Northern Power Grid line which crosses the land.

## 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.

## METHOD OF SALE

The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with either Andrew Dickens MRICS FAAV or Lauren Terry MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

## 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 a successful purchaser, you will be required legally to provide two forms of identification and proof of funds/finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

## LOCAL PLANNING AUTHORITY

North Yorkshire Council  
Civic Centre, Stone Cross, Northallerton, DL6 2UU - Tel: 01609 779977

## WHAT3WORDS

///doormat.messing.nicely

## ENERGY PERFORMANCE CERTIFICATE

### Farmhouse

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Cottage

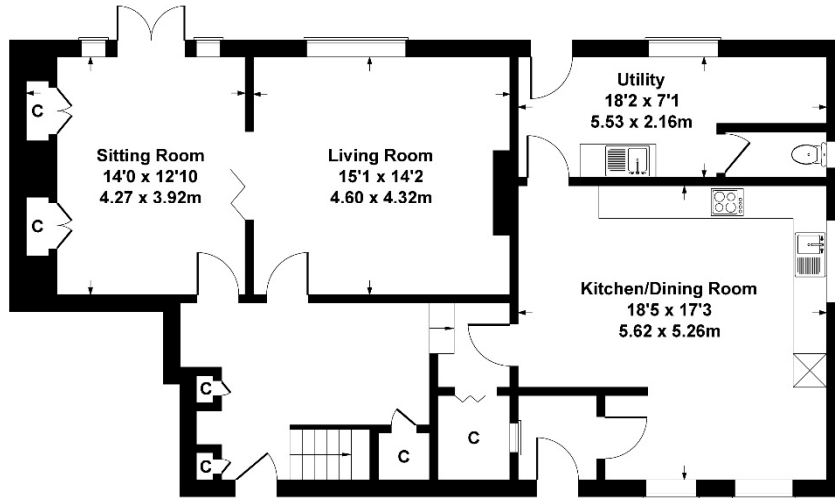
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



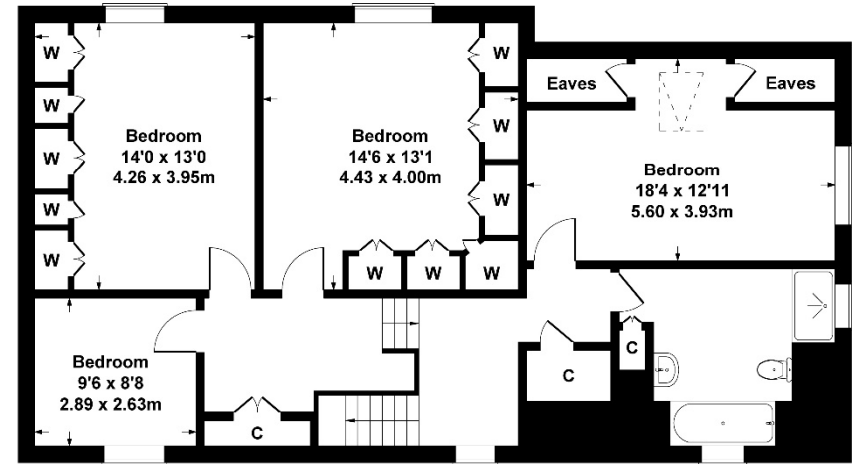


## Moor House, Deighton Lane, DL6 2SP

Approximate gross internal area  
House 204 sq m - 2196 sq ft



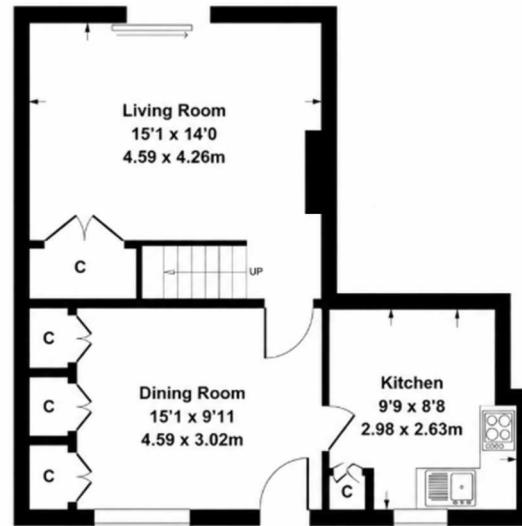
GROUND FLOOR



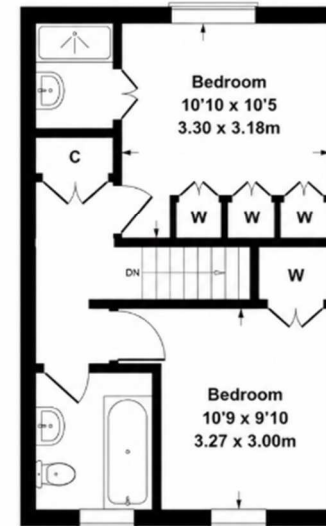
FIRST FLOOR

## Moor Cottage, Deighton Lane, DL6 2SP

Approximate gross internal area  
House 77 sq m - 829 sq ft



GROUND FLOOR



FIRST FLOOR

Larger Scale Floorplans Available on Request

# Moor House Outbuildings , Deighton Lane, DL6 2SP

Approximate gross internal area  
Garage 124 sq m - 1335 sq ft  
Outbuilding 1601 sq m - 17233 sq ft  
Total 1725 sq m - 18568 sq ft



Larger Scale Floorplans Available on Request



4 North End, Bedale, North Yorkshire, DL8 1AB  
Tel: 01677 425950 E info@robinjessop.co.uk

[www.robinjessop.co.uk](http://www.robinjessop.co.uk)

Marwood House, Railway Street, Leyburn, North Yorkshire, DL8 5AY  
Tel: 01969 622800 E info@robinjessop.co.uk



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