



Ye Olde Mill House

Yafforth Road, Romanby, Northallerton, North Yorkshire, DL7 0PE



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A Prestigious Country Residence in a Private and Secluded Setting with a Range of Outbuildings and Land Extending to 20.99 Acres

- Unique Country Property
- Idyllic Setting Adjacent to Romanby Golf Club
- Very Well Presented Throughout
- High-Quality Fixtures & Fittings
- Extensive Gardens & Grounds Totalling 20.99 Acres
- Range of Useful General Purpose Outbuildings
- Equestrian Potential
- Accessible Location Close to Northallerton
- Offers In Excess of: £2.25M

INTRODUCTION

Ye Olde Mill House is approached by a sweeping, tree-lined drive and comes onto the market for the first time in over 90 years. It stands well nestled within 21 acres of meticulously maintained gardens and grounds. Its discreet position adjacent to Romanby Golf Club makes it a unique country property.

The property has been lovingly restored to exacting standards throughout and has been meticulously maintained and presented over the years of ownership by the vendors.

SITUATION

Northallerton 1 mile. Bedale 8 miles. Darlington 17 miles. Teesside 24 miles. All times and distances are approximate.

Romanby is a pleasant village which benefits from a primary school, village shop, public house and a renowned Golf Club.

It is situated on the edge of the thriving market town of Northallerton and is also within easy reach of the nearby smaller market towns of Bedale and Thirsk.

Northallerton offers a wide range of amenities and facilities including a large renowned department store Barkers, a range of independent shops, cafes, restaurants and pubs together with both primary and secondary schools, a hospital and doctors and dentist surgeries.

The relatively close proximity of the A1 motorway means that the larger centres of Darlington, Teesside, Leeds, Harrogate and York are all within reasonable commuting distance. Romanby is well placed in relation to the Main East Coast Railway Line with regular direct services to London Kings Cross from Northallerton (2hrs 20mins).

AMENITIES

Shopping – nearby Northallerton, Bedale, Yarm and Harrogate. Larger centres – Teesside, York and Leeds.

Schools – Primary Schools at Romanby, Northallerton, Bedale and Morton on Swale. Secondary schools at Northallerton, Bedale and Thirsk. Private schools – Yarm, Queen Mary's, Queen Margaret's, Aysgarth, Cundall Manor, Ampleforth, Red House and Teesside High.

Railway Stations – Northallerton, Thirsk, Darlington and Yarm.

Airports – Teesside, Newcastle and Leeds/Bradford.

Leisure Centres – Northallerton, Stokesley and Teesside.

Golf – Romanby, Masham, Bedale and Thirsk.

Hacking out – good local bridle paths and access to the extensive network of byways and bridle paths around the North York Moors National Park.

Country Sports – the area is well served with local country pursuits.

DESCRIPTION

Ye Olde Mill House comprises a unique detached country residence of traditional red brick construction with a pantile roof. The property has been extensively refurbished and very well maintained during the 65 years of family ownership.

The architect-designed property features extensive accommodation, beautifully presented to exacting standards, and spans approximately 7,860ft². The property benefits from having gas central heating and is predominately double glazed. It is beautifully light and airy and is superbly appointed with first-class fixtures and fittings and will make an excellent family home.

The property is entered through a substantial reception hall with a limestone tiled floor, separate boot room, cloakroom and staircase leading up to the first floor. Off the reception hall is a spacious drawing room with its dual-

aspect windows, wooden floor throughout, and a multi-fuel stove set within an elegant wooden surround. The room offers ample space for a dining table making it ideal for entertaining. Usefully, there is a kitchenette off the drawing room featuring a range of units complemented by granite work tops with doors opening out to the garden.

The reception hall also leads to a library with feature fireplace, which opens into a music room which could also serve as a snug. From the music room you continue into the impressive family kitchen-diner, perfectly designed for modern living.

The kitchen boasts an excellent range of fitted, solid wood traditional wall and base units which are complemented by granite worktops. There is an Aga with additional gas module, integrated dishwasher, fridge, freezer and central island. Adjacent the kitchen is a useful larder with shelving and additional storage space. The dining area showcases a cast iron range while the living area features a contemporary multi fuel stove. This large family room makes a perfect space for entertaining with direct access out to the courtyard.

The rear hallway has a back staircase which leads up to the first floor. The hallway also leads to the large and impressive dining room which features a vaulted ceiling with exposed beams and

has an open fire set within a stone fireplace. There is a useful butler's pantry situated off this room providing excellent storage for crockery and wine, together with a further store. Usefully, there is also a boot room with a range of storage cupboards and hanging space, a separate plant room, together with a utility room with fitted units and plumbing for a washing machine and dryer.

Completing the ground floor, a door from the inner hall leads down to the cellar which has a beautifully appointed cinema room which features restored seats from Thirsk Cinema, and three further cellars perfect for wine storage. There is also a strong room with a safe and gun cabinet.

There are two staircases leading up to the first floor, where there is a total of seven double bedrooms. The principal bedroom suite features a substantial dressing room with built in closets and storage together with a generous ensuite bathroom with twin basins and a range of storage below, a free-standing roll top bath, a walk-in shower which is fully tiled, a WC and a bidet. Four of the other bedrooms have ensuite bathrooms.

Completing the first floor there is a large study featuring bespoke built-in oak shelving and cupboards together with a feature fireplace.

OUTSIDE

Ye Olde Mill House is complemented

externally by extensive gardens and grounds which offer a high degree of privacy.

There is a large courtyard which is accessed directly via the kitchen diner and provides space for alfresco dining and potted plants. To the front of the property there are the large gardens featuring an impressive lawn with a substantial patio to the side and fish pond. There is a mix of flower beds, borders, shrubbery and trees with ample space for a tennis court if required.

The property may appeal to those with equine interests as there is a good range of buildings to the rear including a large steel framed agricultural building and second mono pitched building with stabling. In view of the strategic location adjacent to the Golf Club, it may also appeal to those with a golfing and recreational interest.

Ye Olde Mill House is surrounded by 20.99 acres of parkland, ensuring seclusion and offering excellent grazing opportunities.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

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

Council Tax

Band G.

Energy Performance Certificate

Rating C/79. Full report available upon request.

Boundaries

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

The boundaries are shown edged in Red on the plan within this brochure.

Services

Mains electricity. Mains water. Private drainage to a septic tank. Gas fired central heating.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check that it complies with the General Binding Rules 2020.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale. All fitted carpets and blinds are included.

Listing

The property is not listed.

Easements, Rights of Way & Restrictions

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 existing and proposed wayleaves for masts, pylons,

stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the foregoing, please note the following:

1. There is an uninterrupted vehicular right of way over the partly shared drive off the Public Highway.
2. There is a public footpath which crosses the entrance of the drive but this is situated well away from the property, gardens and grounds.

Solar Panels

The property has the benefit of efficient solar panels which are discreetly positioned within the central courtyard. These provide a useful supplementary income to offset against the heating costs for the property.

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.

///quail.dad.nicer

Vendors Solicitors

Hunt & Wrigley, 83 High Street, Northallerton, North Yorkshire, DL7 8PX
Acting Solicitor: Mr Stan Lonsdale

Local Authority

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







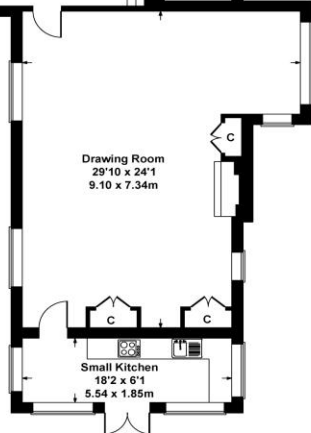
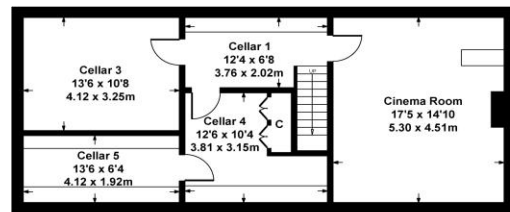
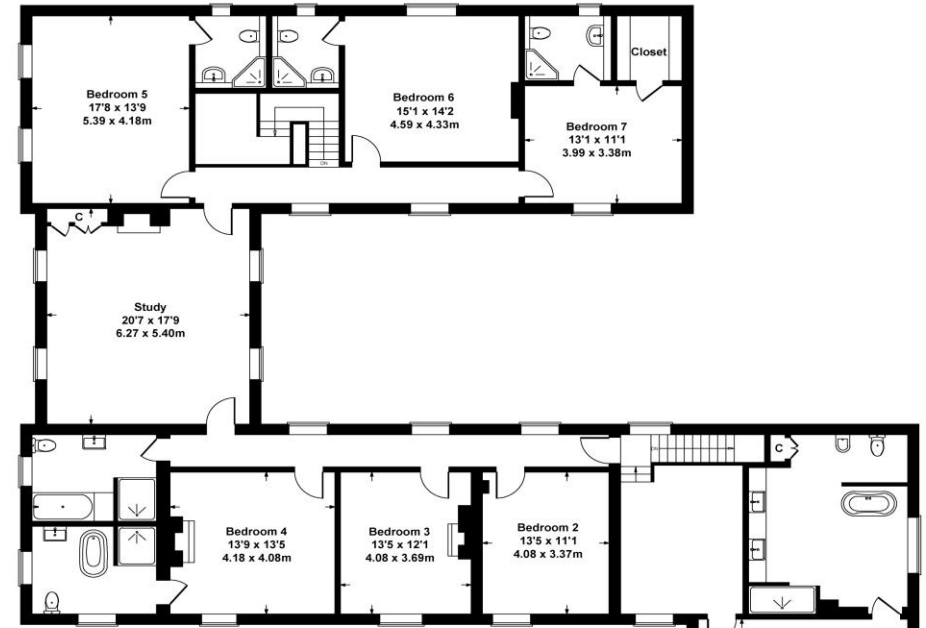
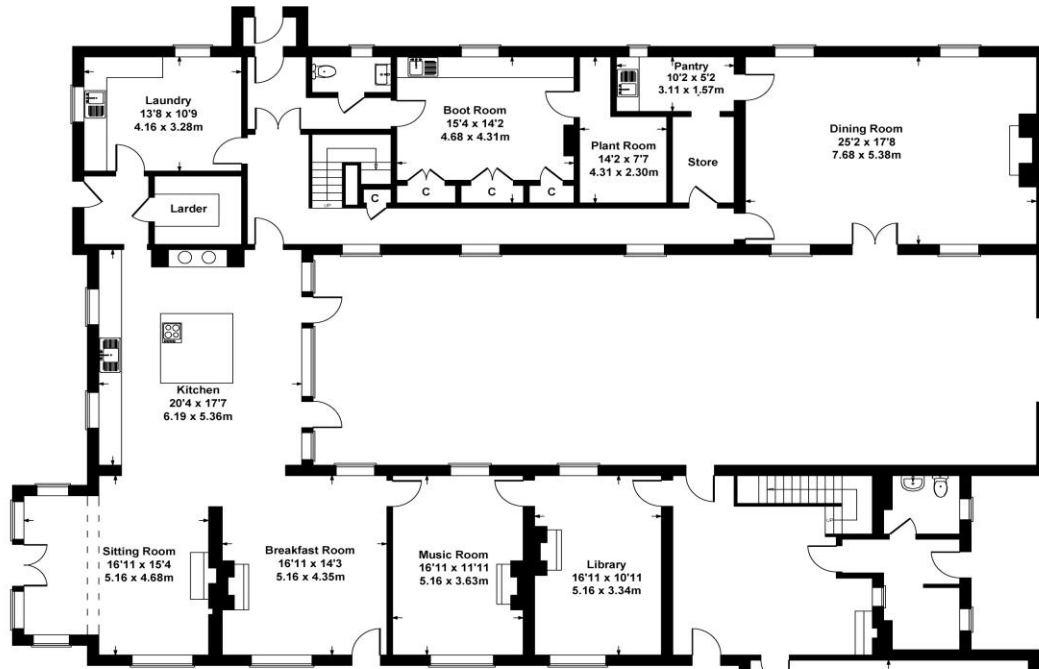




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Approximate gross internal area

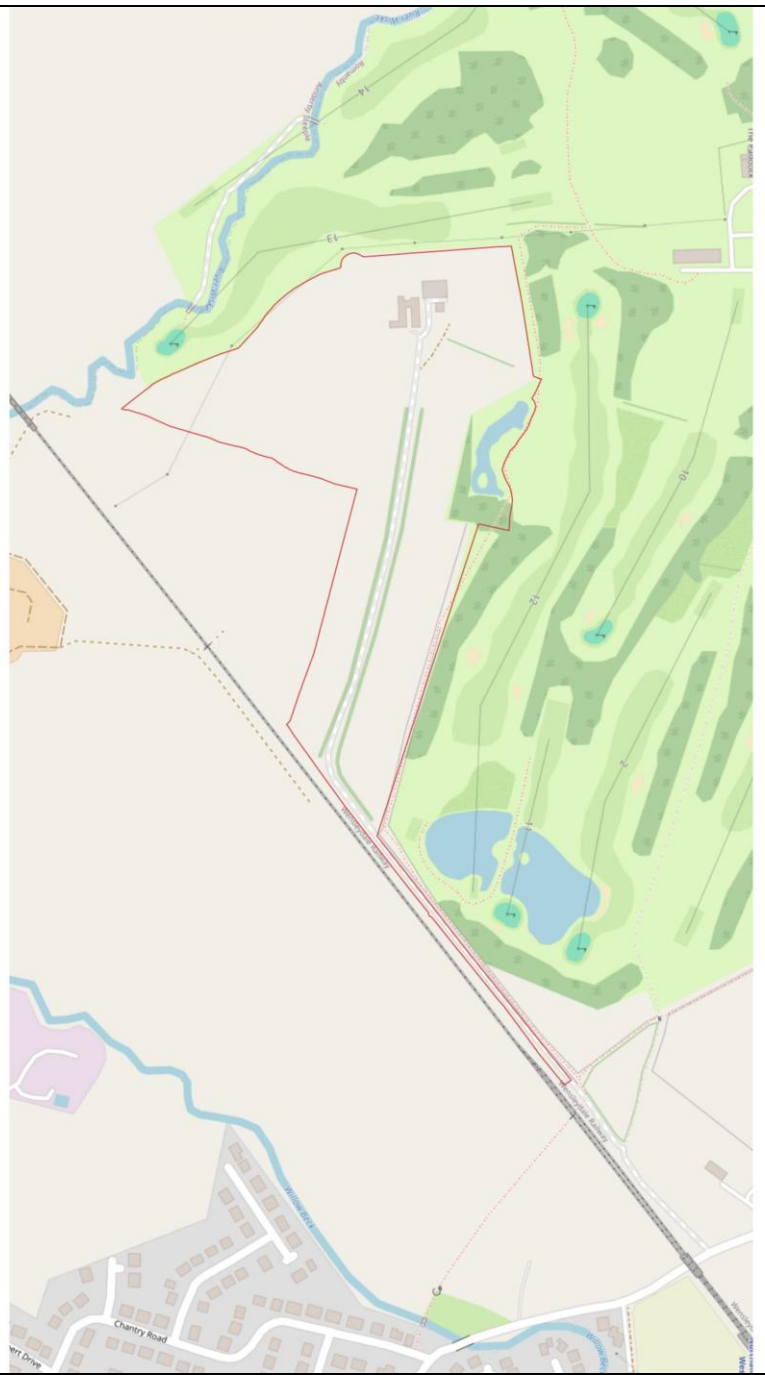
731 sq m - 7868 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

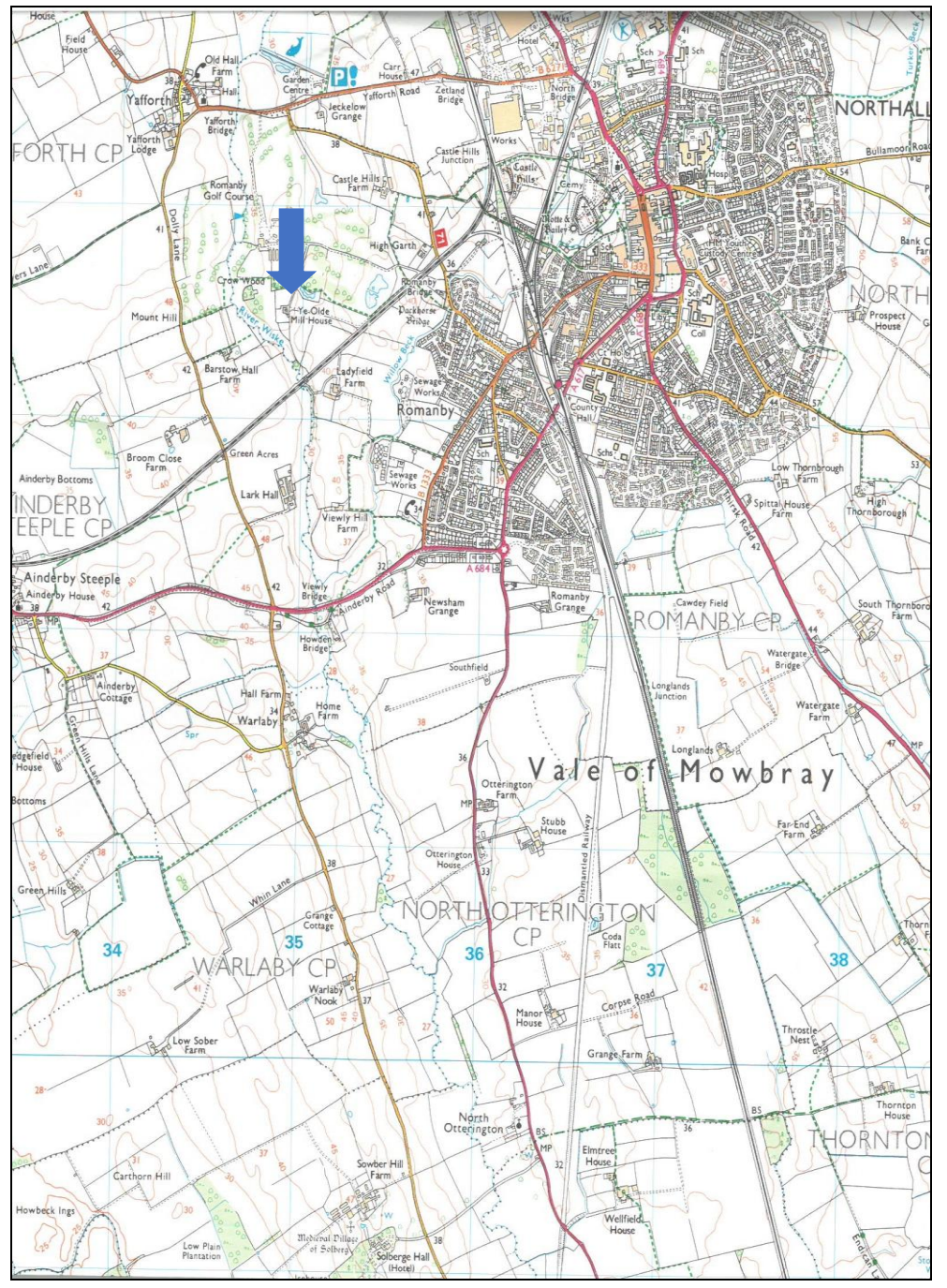
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Robin Jessop

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