



NORTH FARM, OVER SILTON, THIRSK, YO7 2LJ

4 BEDROOM DETACHED GRADE II LISTED FARMHOUSE IN SOUGHT AFTER VILLAGE LOCATION

ADDITIONAL OPPORTUNITY TO PURCHASE 2 HOLIDAY COTTAGES UNDER DEVELOPMENT



CHARMING STONE BUILT FARM HOUSE NORTH FARM, OVER SILTON, THIRSK, YO7 2LJ

NORTH FARM IS A 4 BEDROOMED DETACHED GRADE II LISTED
STONE BUILT FARMHOUSE

- SHORT DRIVE ONTO THE A19
- CLOSE TO MARKET TOWNS & TRANSPORT LINKS
- IDYLIC RURAL LOCATION
- LOCATED IN NORTH YORKSHIRE MOORS NATIONAL PARK,
CLOSE TO MILES OF OPEN PATHS, BRIDLEWAYS ETC
(CLEVELAND WAY, SILTON WOODS).

FOR SALE AS 2 LOTS:

LOT 1: NORTH FARM FARMHOUSE

LOT 2: OPPORTUNITY TO PURCHASE 2 HOLIDAY COTTAGES
CURRENTLY UNDER DEVELOPMENT & DETACHED GARAGE,
ADDITIONAL GARDEN & ROAD FRONTAGE.

PLEASE NOTE LOT 2 IS NOT OFFERED FOR SALE WITHOUT LOT 1,
BUT LOT 1 CAN BE PURCHASED ON ITS OWN.



BULLAMOR FARM, BULLAMOR, NORTHALLERTON, NORTH YORKSHIRE, DL6 3QP

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Introduction

North Farm is a detached 4 bedroom Grade II Listed farmhouse on the edge of a highly sought after village, with scope for modernisation with outdoor lawned gardens to the front of the property and tarmacked parking to the rear. Located within the North Yorkshire Moors National Park

Situation

North Farm is idyllically located in the peaceful rural village of Over Silton, renowned for its picturesque setting, sense of community, and proximity to nature. North Farm enjoys an elevated position with the North Yorkshire countryside and woodland just on the doorstep. Despite its tranquil surroundings the village benefits from convenient access to the nearby market towns of Thirsk (approx. 9 miles) and Northallerton (approx. 7 miles). The A19 is a short drive away offering swift road connections to York, Teesside and Leeds.

Description

Lot 1: A traditional stone built Grade II listed 4 bedroom detached farmhouse with lawned gardens and off street parking, situated on the edge of the attractive village of Over Silton within the North York Moors National Park.

Lot 2: A rare opportunity to acquire a block of 2 charming Grade II listed stone-built holiday cottages & garage, on the edge of the sought-after village of Over Silton. The property benefits from full planning permission to convert into two holiday cottages, (work has begun on the cottages and they are currently developed externally, no internal works have commenced) offering excellent potential for additional income. Lot 2 is only offered with lot 1 and is not for sale separately.

Plans & Areas

The Plans are provided for identification only. We have carefully checked the details but potential purchasers must satisfy themselves with the property.

What3words

Lot 1: ///contained.resort.chilling

Lot 2: ///should.surprised.dishing

Planning

Lot 2: Planning permission for the cottage has been granted by North Yorkshire Moors Planning Department under NYM/2022/0277

Services

Lot 1: Mains electricity, water and drainage. Oil central heating.

Lot 2: Currently on the same mains water, electricity and drainage as the main farmhouse, if sold together this will remain, however if only Lot 1 is purchased then a separate supply will be installed for the holiday cottage development, by the vendor prior to completion.

Access & boundaries:

Lot 1 benefits from a private driveway, providing secure and discreet access. Lot 2 currently has a right of access over this driveway.

If Lot 2 is not sold with Lot 1, the existing shared access will be removed. A stone wall, matching the property, will be constructed in the current gateway (from point A-B) in the Spring following the sale. Thereafter, the holiday cottage development on Lot 2 will have its own separate access and will no longer rely on access through Lot 1. Should Lot 2 be sold (with Lot 1) a post and rail fence will be erected between points C-D.

Local Authority North York Moors National Park: The Old Vicarage, Bondgate, Helmsley, YO62 5BP

Council Tax Band - G

EPC - E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 67 D |
| 39-54 | E | 44 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The Farmhouse Comprises of:

Ground Floor

Utility 12' x 6'4 (3.67m x 1.94m)

Fitted with built in units and a stone sink, door directly into kitchen

Dining Room 20'1 x 16'0 (6.12m x 4.87m) open plan to Kitchen 18'8 x 10'11 (5.69m x 3.34m)

With fitted units, integrated AEG Dishwasher, AEG Induction Hob, AEG Oven & Grill and sink. Open fireplace. A door leads off the kitchen to the side of the property. Tiled floor.

Living Room 17'7 x 14'0 (5.36m x 4.7m)

Accessed off the hallway. Door leading out to the front garden and internal door through to the sitting room. Feature fireplace & beamed character ceiling.

Sitting Room 14'0 x 12'8 (4.27m x 3.86m)

Large window to the front elevation. Feature fireplace & beamed ceiling.

Study 10'2 x 7'0 (3.11m x 2.14m)

WC/ Boot Room 14'2 x 8'10 (4.32m x 2.70m)

Main Staircase to First Floor:

Master Bedroom 23'4 x 16'8 (7.10m x 5.07m)

Includes en-suite with shower, WC, sink and roll top bath.

Bedroom 2 14'4 x 9'1 (4.36m x 2.76m)

Bedroom 3 17'10 x 14'4 (5.43m x 4.38m)

This bedroom has 2 internal doors and can be accessed from either staircase

Second Staircase:

Bedroom 4 14'2 x 12'9 (4.31m x 3.88m)

Feature fireplace & large ceiling beam.

Family Bathroom

With corner shower, WC and sink

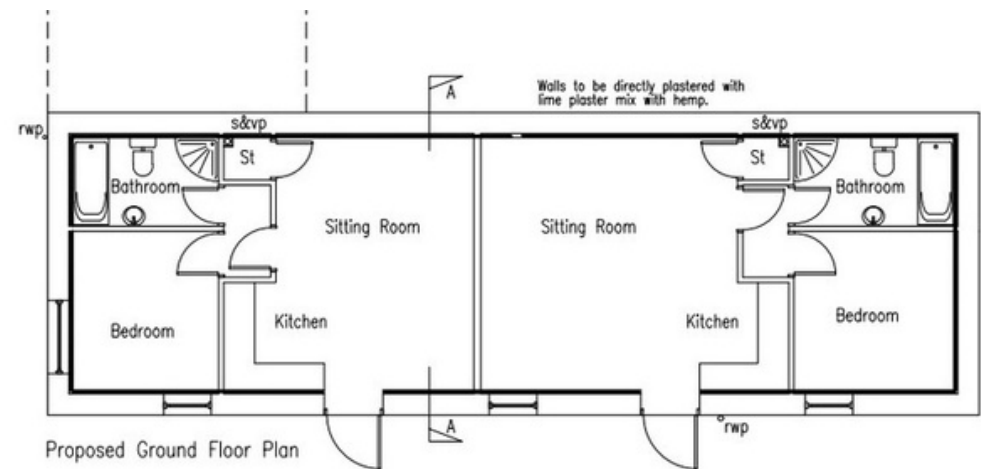
Lot 2 - Outbuildings - Holiday Cottage Development

57'1 x 16' 8 (17.41m x 5.09m) with planning permission for development into 2 holiday cottages. Work has commenced externally and the development is fitted with windows and doors and ready for internal development.

Detached Garage 20'2 x 17'5 (6.15m x 5.30m)

Lawned private garden.

Lot 2: Holiday cottage planning permission layout plan



North Farm, Over Silton, Thirsk YO7 2LJ

Approximate gross internal area
House - 367 sq m - 3950 sq ft
Garage - 367 sq m - 3950 sq ft
Outbuilding - 367 sq m - 3950 sq ft
Total - 367 sq m - 3950 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 Yaxley



Boundaries: The Vendor will sell all boundaries for which they have an interest in. At North Farm, the boundary is a straight line on the western boundary, the gateway is currently set back for ease of access.

Timber & Minerals: The Timber & Minerals are to be included with the freehold as far as they are owned.

Tenure: The land is freehold with vacant possession upon completion.

Method of Offering: The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded.

All expressions of interest should initially be directed to: Giles Drew MRICS FAAV FLAA. giles@drew-co.co.uk

Vendors Solicitor: Scotts Hall & Britles Solicitors; Bank Chambers, Main Street, Hawes, North Yorkshire, DL8 3QL (Michael Birtles)

Viewings: People wishing to view please contact Drew & Co to arrange an appointment - **01609 633056** or email info@drew-co.co.uk

Anti Money Laundering: Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.



IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.



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Lot 2
(Outlined Blue)

Lot 1
(Outlined Red)

A

B

D

C

1



