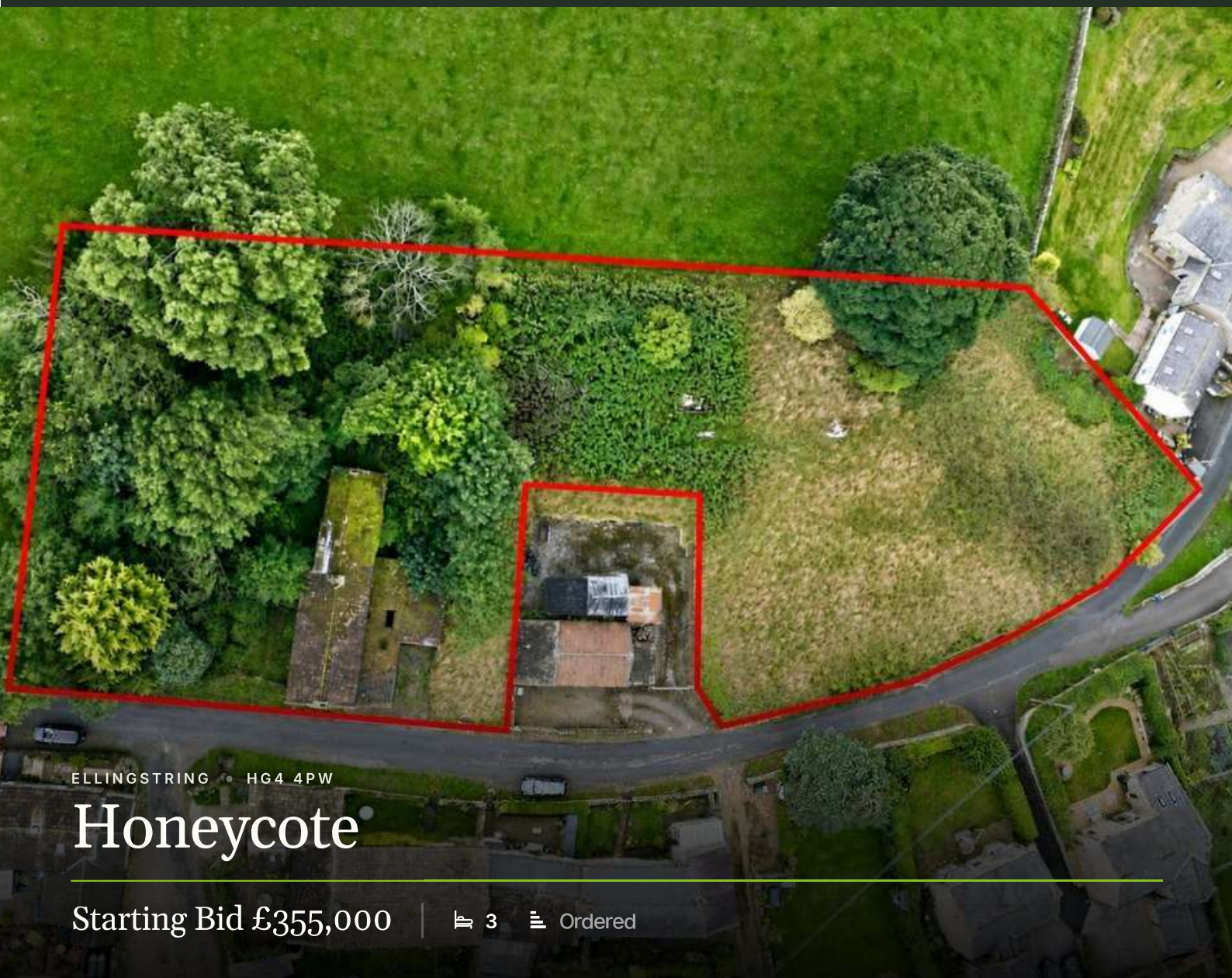




ELLINGSTRING • HG4 4PW

Honeycote

Starting Bid £355,000

3 Ordered

AT A GLANCE

- | | | |
|---|--|--|
| ✓ Detached House In Quiet Hamlet | ✓ Full Renovation Required | ✓ 4.45 Acres Across 3 Parcels, Including 2 Meadows |
| ✓ 3/4 Bedrooms | ✓ Living Room, Dining Room, Kitchen, Pantry, Store Rooms | ✓ Off Road Parking |
| ✓ Huge Potential | ✓ Character Features, Fireplace's & Old Range | ✓ Internal Video Viewing Available |
| ✓ Sold Via Modern Method Of Auction - T's & C's Apply | | |

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Detached House In Quiet Hamlet

A rare opportunity to acquire a substantial three-bedroom property in the rural hamlet of Ellingstring, together with approximately 4.45 acres of land held in three separate parcels.

The property comprises an entrance hall, living room, dining room, kitchen with an old range, pantry, two additional store rooms, rear porch and WC. There are two separate staircases, with one staircase leading to the main bedroom, which benefits from an en-suite, and a second staircase leading to two further bedrooms situated at the opposite side of the house.

The house is accompanied by approximately 0.87 acres of garden and grounds, with two further separate meadow parcels extending to approximately 2.09 acres and 1.49 acres.

The property is understood to have formerly operated as a public house and historically benefited from additional rooms, offering an interesting layout and scope for reconfiguration, subject to any necessary consents.

Externally, there is an attached barn and lean-to, together with approximately 0.87 acres of garden and grounds. The gardens are currently heavily overgrown, with a mixture of established bushes and mature trees, providing a blank canvas for landscaping and restoration.

The property has been vacant for some time and requires full renovation and modernisation throughout, offering significant potential for someone looking for a substantial project in a lovely rural location.

Situated within the popular hamlet of Ellingstring, the property enjoys a peaceful countryside setting while being within reach of Harrogate and the surrounding towns and villages.

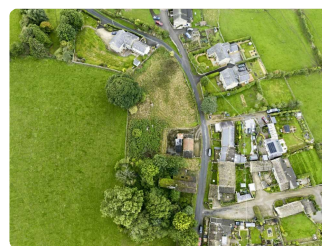
Please note: The property was subject to an Emergency Prohibition Order in August 2021. Prospective purchasers are advised to make their own enquiries and satisfy themselves fully regarding the condition, suitability and potential use of the property before bidding.



Full Renovation Required

GALLERY

Every room, inside and out

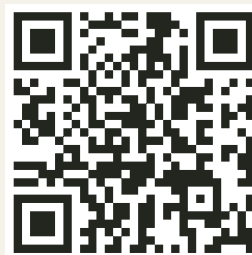


REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Honeycote properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

A room-by-room schedule



Set out floor by floor, as a plan would read it
— from the entrance hall through to the
gardens beyond.

01 GROUND FLOOR

Entrance Hall

Front door. Two understair cupboard's.

Living Room

Good sized room. Floor boards. Fireplace. Door to staircase.
Blocked doorway to the attached barn. Window to front.

Dining Room

Good size room. Fireplace. Shelved built in cupboard.
Staircase. Window to front.

Pantry

Small barned window to rear.

02 FIRST FLOOR

Bedroom 2

Double bedroom. Window to front and rear.

Bedroom 3

03 GROUND FLOOR

Rear porch

Rear entrance with door to the outside. Door to WC.

Kitchen

Old Yorkshire range. Window to rear. Door to another two
store room's one with a with a window to rear. Staircase to
upstairs rear bedroom.

04 FIRST FLOOR

En-suite Bedroom 1

Main bedroom with En-suite bathroom. Windows?

05 OUTSIDE

Attached Barn

Stone barn with full height room. Blocked door to the living
room. 2 windows to side. Door to the front.

Lean to & Parking

Tin roof lean to. Access to rear porch. Off road parking for 2/3
cars.

Garden

Horseshoe shape grounds wrap round the house 0.87 Acres.
Mature trees. Very overgrown. (The house and buildings in
the centre, does not belong).

Land up the road

1.49 Acres of road side meadow land. Located at the east end
of the approach the to the village.

Land on the top road

2.09 Acres of good meadow land. Metal gated road access.

Agents Note

As the property is in very poor condition, we are currently
checking with our insurance company to confirm whether an
internal inspection will be possible. In the meantime, we do
have a video viewing available.

Services

Mains electricity, water and sewerage.

THE ACCOMMODATION

05 OUTSIDE

Modern Method of Auction

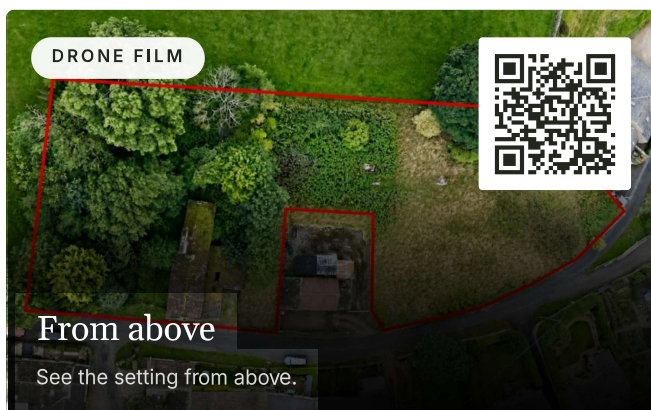
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

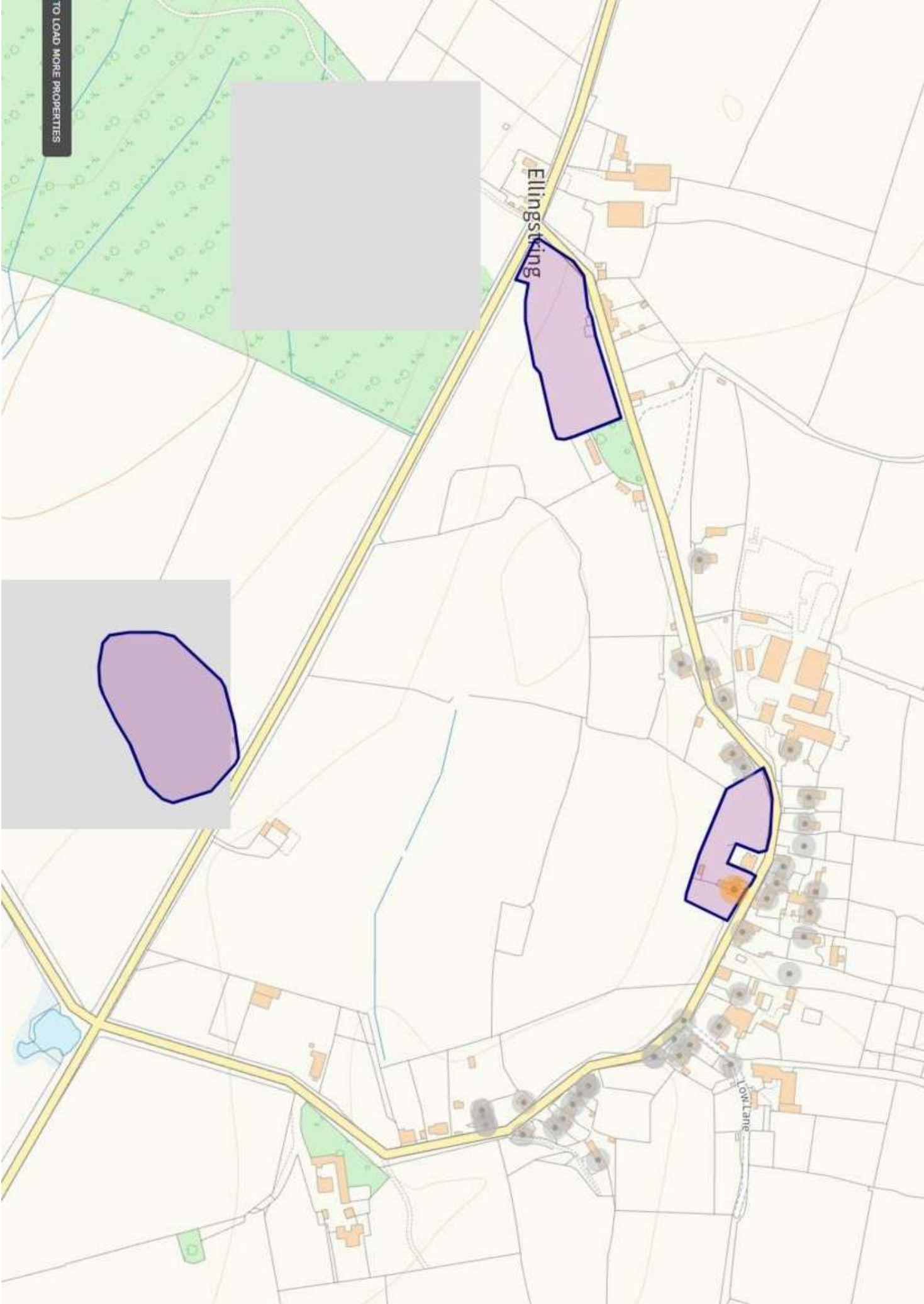
ONLINE ONLY

There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





TO LOAD MORE PROPERTIES