Hargill House

Burneston, Bedale, North Yorkshire, DL8 2JD

RobinJessop

AN IMPOSING GRADE II LISTED DETACHED HOUSE SITUATED IN AN ACCESSIBLE VILLAGE LOCATION

- Substantial Grade II Listed Period Residence
- Five Bedrooms
- Four Reception Rooms
- Character Features Throughout
- Some Updating Required
- Substantial Gardens & Grounds
- Studio Gallery with Potential
- Accessible Village Location
- **Guide Price: £650,000**

SITUATION

Bedale 4 miles. Northallerton 10 miles. Thirsk and Ripon 11 miles. Teesside 29 miles. York 32 miles. Leeds-Bradford, Teesside and Newcastle Airports are within 1 hour. London 2 ½ hours. All distances and time are approximate.

Hargill House is well placed along Church Wynd in the accessible village of Burneston. Burneston is a pleasant village which benefits from a primary school, church, village hall and pub that also serves meals. It is highly accessible to the A6055 service road within easy reach of the A1(M) interchange 51 at Leeming Bar and 50 at Baldersby. Its therefore well placed for the nearby market towns of Bedale, Northallerton, Ripon and Thirsk and is within easy commuting distance of Teesside, York, Newcastle and Leeds.

DESCRIPTION

Hargill House comprises a Grade II listed Georgian house which has been extended over time to offer spacious accommodation extending to approximately 2800ft^2. The property stands well and does require updating throughout but offers a unique opportunity to create an excellent family home.

The ground floor is entered into via a spacious reception hall with a Victorian tiled floor and turned staircase leading to the first floor. The accommodation comprises three reception rooms, each with period character features including fireplaces, a kitchen with a range of fitted units and Aga, a utility room together with a shower room and rear porch/boot room.

To the first floor there are five bedrooms each of which are well proportioned and enjoy views across the village and gardens to the rear. There is also a house bathroom and a separate shower room.

Externally the property is complemented by generous gardens to the rear which are well established with a selection of mature trees, shrubs and beds. There is ample patio area for seating together with a further area of garden at the front of the property which is kept low maintenance. There is parking to the side of the property and ample space for erecting a garage if required. There is also a a single storey brick built building which has previously been used as a studio and is currently used for storage. This offers potential for a home office or use as a studio/hobby room.

Overall, Hargill House offers a rare opportunity to purchase a substantial period property located within a popular and accessible village location.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

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 where we can 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 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.

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

TENURE
Freehold with vacant possession.

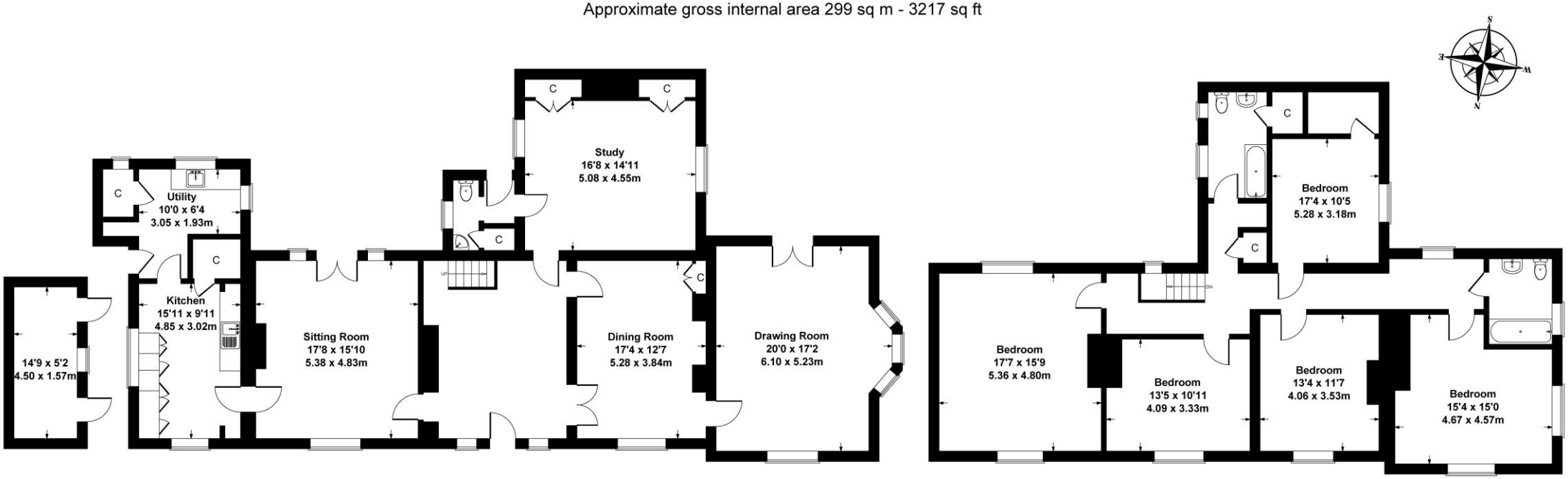
COUNCIL TAX
Band G.

SERVICES
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

Hargill House, Burneston

Approximate gross internal area 299 sq m - 3217 sq ft



OUTBUILDING GROUND FLOOR FIRST FLOOR

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.

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