



Little Beech Hill
East Harlsey | Northallerton | North Yorkshire | DL6 2DP

STEP INSIDE

Little Beech Hill is an exceptional offering, comprising a substantial main residence and a self-contained annexe, enjoying uninterrupted views over open countryside and towards The North York Moors.

The main house provides generous accommodation, with some areas requiring modernisation, it holds a huge amount of potential to create a tailor-made family home. The earliest section dates back to the early 1600s and has been extended over time and showcases a wealth of character features including; an open fire, log-burning stove, parquet flooring, exposed beams, an AGA and a traditional spindle staircase.

A formal entrance hall with cloakroom leads to a spacious sitting room with log burning stove, staircase to the first floor and access to the ground floor accommodation. There is an opening into a recently replaced garden room with bi-fold doors framing the lovely views.

From the sitting room, a snug provides with open fire, provides access to a large home office and on to a substantial games room.

The dining kitchen is an excellent space, fitted with solid wood units, an electric AGA and has a dual aspect allowing plenty of natural light. There is also a pantry and ample room for a large dining table.

Beyond the kitchen lies a generous laundry room, a boot room and an additional W.C. Upstairs, the landing has an airing cupboard and leads to four well-proportioned double bedrooms, two of which have en-suite bathrooms, along with a house shower room. All bedrooms enjoy open views to the front.

The self-contained annexe, is accessed from an external staircase, located above the games room, offering an open-plan living/dining kitchen, two bedrooms and a bathroom. While the annexe would benefit from modernisation, it holds strong potential as a successful holiday let or Air B'n'B.





SELLER INSIGHT

“ We were first attracted to this property for its exceptional privacy, far reaching views and convenient access to surrounding towns and countryside. Over the years we have made a number of practical improvements, including double glazing, a new Aga and revitalising the ménage, while maintaining the character and integrity of the home.

What we have appreciated most is the sense of space, the security and the natural surroundings. Deer in the fields, owls at dusk and the quietness of the setting have all been part of daily life. The house has been a comfortable base for family gatherings and social occasions, as well as a peaceful place to unwind.

The local community is active and welcoming, with regular events in the village hall and a thriving cricket club. Access to the coast, the moors, Northallerton, the A19 and mainline rail services has always been straightforward.

There is clear potential for future development, with outbuildings offering scope for conversion. As we prepare to downsize, we believe the next owners will value the privacy, the outlook and the lifestyle this property supports. It has been a very positive place to live, and we leave with genuine appreciation for the years spent here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP OUTSIDE

The property is accessed through private electric gates, with CCTV, along a tree lined driveway, leading to the house, outbuildings and a substantial concreted yard, providing ample parking. The gardens lie to the rear, side and front of the property and include two ponds, a water feature, patio seating areas, lawns and rockery-style flower beds.

Land

The plot extends to approximately 23.43 acres, which wraps around the property. Separated into five fenced grazing paddocks, hardstanding areas, a small woodland of mature trees and a 38m x 24m ménage, which has been recently resurfaced with pure fibre.

Outbuildings

There is a wide range of useful outbuildings, ideal for equestrian, livestock and business use.

Modern Buildings include two steel-framed buildings, one which has a kitchen/ office area and shower room, as well as separated into several storage areas. The second building, which is connected, offers scope for a large workshop / tractor store or holds potential to create American barn stabling.

Additional traditional buildings include a sheep shed, timber calf stall, garaging and traditional brick and block-built barns. A traditional stable yard, adjacent to the house, provides two foaling boxes, four loose boxes, a hay store and a tack/feed room. There is also a corrugated hay store adjacent to the stables.

A number of the buildings have light, power and water connected.

Location

East Harlsey is an attractive and well connected village, with pub, Church, cricket club and village hall, situated just 6 miles west of Northallerton, offering a peaceful rural setting with excellent access to surrounding towns and amenities. Northallerton provides supermarkets, independent shops, cafés, restaurants, leisure facilities and a mainline railway station with direct services to London, York and Edinburgh. Thirsk, Stokesley and Yarm are also within easy reach, broadening the choice of shopping, dining and schooling.

Primary schools are available in nearby villages including; Appleton Wiske, Osmotherley and Brompton, with secondary education in Northallerton. Independent school options locally, include Aysgarth School, Yarm, Cundall and Queen Mary's.

Road links are excellent, with swift access to the A19 and A1(M), making commuting to Teesside, York, Leeds and the wider region within easy reach. Surrounded by open countryside and close to North York Moors, there are endless bridle paths and footpaths on the doorstep. Local Equestrian facilities include Northallerton and Richmond Equestrian Centres and Breckenbrough.

Directions

A19

Take the exit towards Northallerton/A684 and merge onto the A684. Turn right onto Featherbed Lane, the property is on the left, before reaching the village.

Northallerton

Exit Northallerton on the Stokesley Road and onto the A684. Turn left towards East Harlsey onto Featherbed Lane, the property is on the left hand side, along the lane.

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Services, Utilities & Property Information

Utilities – Mains electricity and water. Oil fired central heating and private septic tank drainage. The property benefits from solar panels and battery storage.

Tenure – Freehold

Property Type – Detached

Construction Type – Brick and stone construction.

Council Tax – Main House: G Annexe: A

Parking – Private parking and an electric charging point.

Mobile Phone Coverage – Check with your provider

Internet Connection – Broadband available

Public and Private rights of way – None

Other – Please note the outbuildings have been valued for agricultural purposes only, potential development would be subject to the purchasers' enquiries following completion of sale and subject to consents.

Asbestos- An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

Viewing Arrangements

Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



Approximate Gross Internal Area
4263 sq ft / 396 sq m



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

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Approximate Gross Internal:
\$750,000 - \$1,000,000



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Annexe



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