



Millwood House

Deighton, Northallerton, North Yorkshire, DL6 2HU



Robin Jessop

A LARGE DETACHED BUNGALOW REQUIRING UPDATING WITHIN A PRIVATE WOODLAND PLOT

- Private Large Detached Bungalow
- Four Bedroom Accommodation
- Requiring Refurbishment Throughout
- Beautifully Situated within a Woodland Plot
- Large Wrap Around Gardens
- Woodland & Plot Extending to 4.08 Acres
- Large Detached Workshop
- Accessed via a Long Private Driveway
- Peaceful & Secluded Setting
- Guide Price: £425,000 - £450,000

SITUATION

Northallerton 6 miles. Stokesley 13 miles. Yarm 15 miles. A19 Interchange 6 miles. A1(M) Interchange at Leeming Bar 9 miles. York 39 miles. Newcastle 48 miles. Leeds 60 miles. (All distances are approximate).

Millwood House is uniquely situated down a long and sweeping driveway in a peaceful and private woodland setting. The driveway runs from the southern edge of the village along Waver Lane before joining a track which the property has a Right of Way over. This track offers the property significant privacy, whilst also maintaining access to the local market towns and transport links.

Deighton is a residential village conveniently located west of the A19. It is therefore well placed in relation to Northallerton, Teesside, Middlesborough, Yarm and Darlington. It is also within easy reach of the North Yorkshire Moors and the Yorkshire Dales National Park. The proximity to the A1(M), the A19 and Northallerton train station also brings the larger centres of London, York and Leeds within commutable distance.

DESCRIPTION

Millwood House comes to the market for the first time in 25 years and offers a traditional, detached bungalow with spacious and flexible accommodation. The property does require updating throughout and offers an excellent opportunity for a buyer to purchase property which is set



within a private and large woodland plot. The property benefits from being fully double glazed and has oil-fired central heating.

The property is approached through the woodland which opens up into a parking area in front of the property. Millwood House is entered through a conservatory which leads to the dining room with a log burning stove, a rear conservatory, living room, kitchen with Aga and separate utility area. There are four bedrooms, one with a modern ensuite shower room. The property is finished off by a house bathroom with WC, basin, freestanding bath and a shower cubicle. The property benefits from a number of windows which provide light and airy accommodation throughout the property. Equally, views of the gardens can be enjoyed throughout as well the open countryside beyond.

Externally, the property has large gardens and grounds which surround the property. They are mostly laid on the lawn with established flower beds, patio areas, vegetable plot and a large pond. The woodland area offers excellent privacy and features a mixture of tree species.

There is ample parking on the driveway and a large former workshop with potential to be repaired or altered.

There is a public footpath which crosses a section of the driveway which can be seen in the plan below marked by the orange dotted line.

Overall, Millwood House offers a unique and private property which is located in a woodland setting offering far reaching views and a true connection to nature. The property does require refurbishment however it offers an ideal opportunity to create a beautiful and flexible family home or active retirement bungalow for those who appreciate privacy whilst also wanting to maintain access to local market towns and transport links.

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

Entrance to Lane: ///firewall.heat.marked

Property: ///young.group.radiating

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

ASBESTOS

With regards to any asbestos on the property, a detailed asbestos survey has not been carried out by Robin Jessop Ltd or the Vendors. On completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

COUNCIL TAX

Band G.

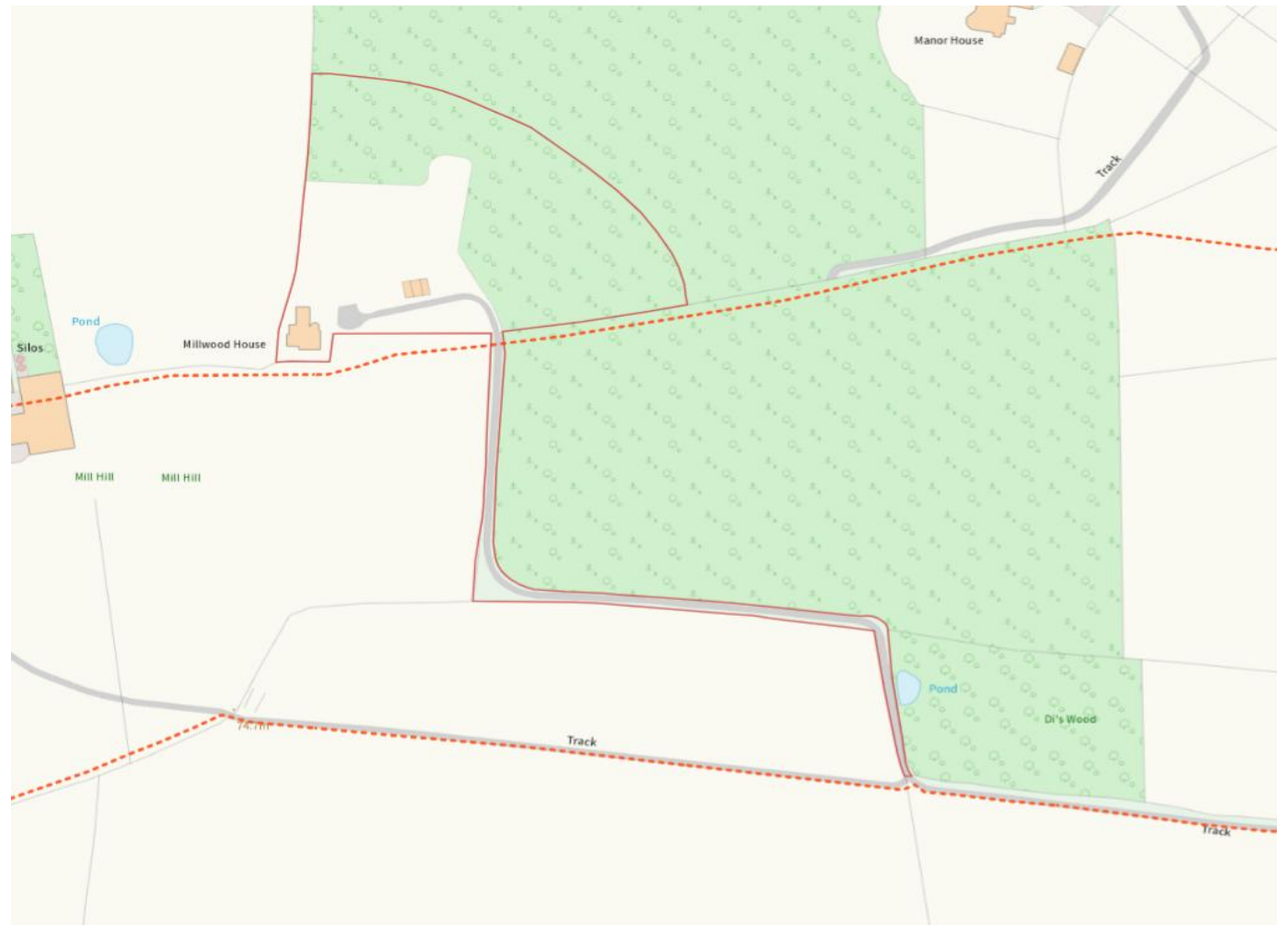
SERVICES

Mains electricity. Mains water. Septic tank drainage. Oil fired central heating.

The septic tank has been surveyed by MW Waste, who has confirmed that the tank was installed before 1983.

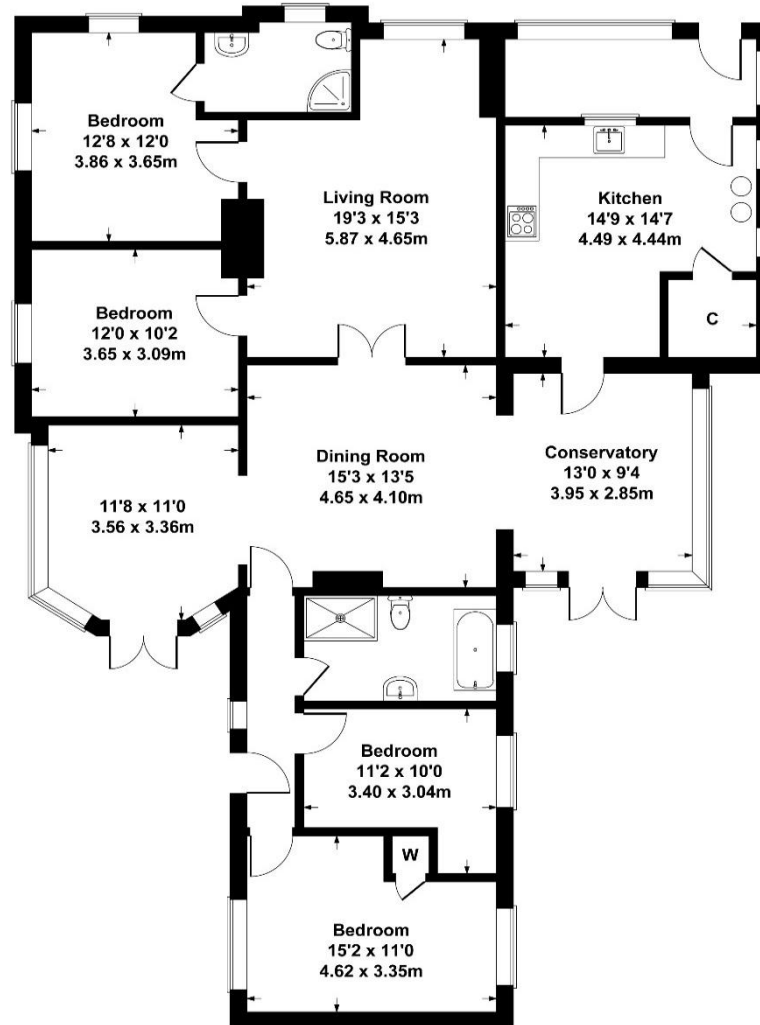
LOCAL AUTHORITY

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



Millwood House, Deighton

Approximate gross internal area
House - 160 sq m - 1722 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.

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