



Low Hall

Bedale Road, Hunton, Bedale, North Yorkshire, DL8 1QF



Robin Jessop

A GRADE II LISTED FARMHOUSE IN A DESIRABLE EDGE OF VILLAGE POSITION WITH 1.21 ACRE Paddock

- Grade II Listed Farmhouse
- Edge of Village Location
- Internally Refurbished with Some External Works Required
- Four Bedrooms
- Attached Barn with Potential
- Double Garage, Stabling & Driveway Parking
- Grass Paddock Extending to 1.21 Acres
- Large Garden & Orchard
- Guide Price: **Offers in Excess of £650,000**

SITUATION

Catterick Garrison 3 miles. A1(M) 5 miles. Leyburn 7 miles. Bedale 8 miles. Northallerton 16 miles. Teesside 35 miles. Leeds Bradford & Newcastle Airports are a 90-minute drive approx. (all times and distances are approximate).

Hunton has a number of amenities such as the Methodist Church, Primary School, and a community-owned Pub. There is also a village hall which hosts regular social events and clubs.

The village is well placed in relation to a number of local market towns including Leyburn, Richmond and Bedale. The location is rural yet accessible and the larger centres of Northallerton, Harrogate and Leeds are within a reasonable commuting distance. The Yorkshire Dales National Park is also nearby.

DESCRIPTION

Low Hall comprises a characterful detached Grade II Listed former farmhouse together with barns and grass paddock which stands well on the fringe of Hunton. The property has undergone a programme of improvement and restoration over the last 4 years, and whilst some external works are still required, the property would make a wonderful family home.



The property is entered into a traditional reception hall with a stone flagged floor, exposed stone work and an oak staircase leading up to the first floor. Leading off the reception hall are two reception rooms, both with log burning stoves and impressive feature fireplaces. Just off the sitting room there is a box room which could be utilised as a home office if required.

The traditional farmhouse kitchen features an oil-fired Aga, a range of freestanding units which are complemented by granite worktops and a separate utility/boot room. This room uniquely has mullioned windows overlooking the garden and an impressive inglenook fireplace with log burning stove. The fireplace is specifically listed together with the mullioned windows. Completing the ground floor is a useful cloakroom.

To the first floor there are four bedrooms, each of which enjoys a pleasant outlook. The main bedroom features an impressive vaulted ceiling with exposed beams, mullioned windows with seat and a stunning ensuite shower room. The house bathroom features a WC, basin, shower cubicle and a roll top bath.

Accessed from the kitchen is a garden room which leads into the barn. The garden room needs replacing and planning permission has been approved for this as part of the initial approval. Plans are available upon request.

The barn is currently used as storage with a door leading out to the front courtyard. Together with the additional second barn, this could be reconfigured to create ancillary accommodation if required (subject to the necessary consents). It could also be used/converted for Air B&B or holiday let purposes (again subject to planning permission).

The property is complemented by a gravelled courtyard parking area at the front with a double garage and attached stone stable. There is a kitchen garden with orchard and a large lawn garden at the rear which is adjacent open fields. There is usefully a grass field with roadside access which could accommodate a horse and has the benefit of water connection. The property will appeal to those with equine interests and also those who may be interested in having a small number of sheep or chickens.

WORKS COMPLETED BY THE CURRENT VENDOR

All ground floors have been lifted and insulated.

The electrics and plumbing have been redone throughout with a new oil boiler, radiators and a zoned system.

The property has been fully plastered.

The main part of the house has been reroofed and insulated. The chimneys have also been rebuilt and relined with new log burning stoves fitted.

The water system has been improved.



A further detailed listed can be provided upon request.

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.

///raven.hunter.staging

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

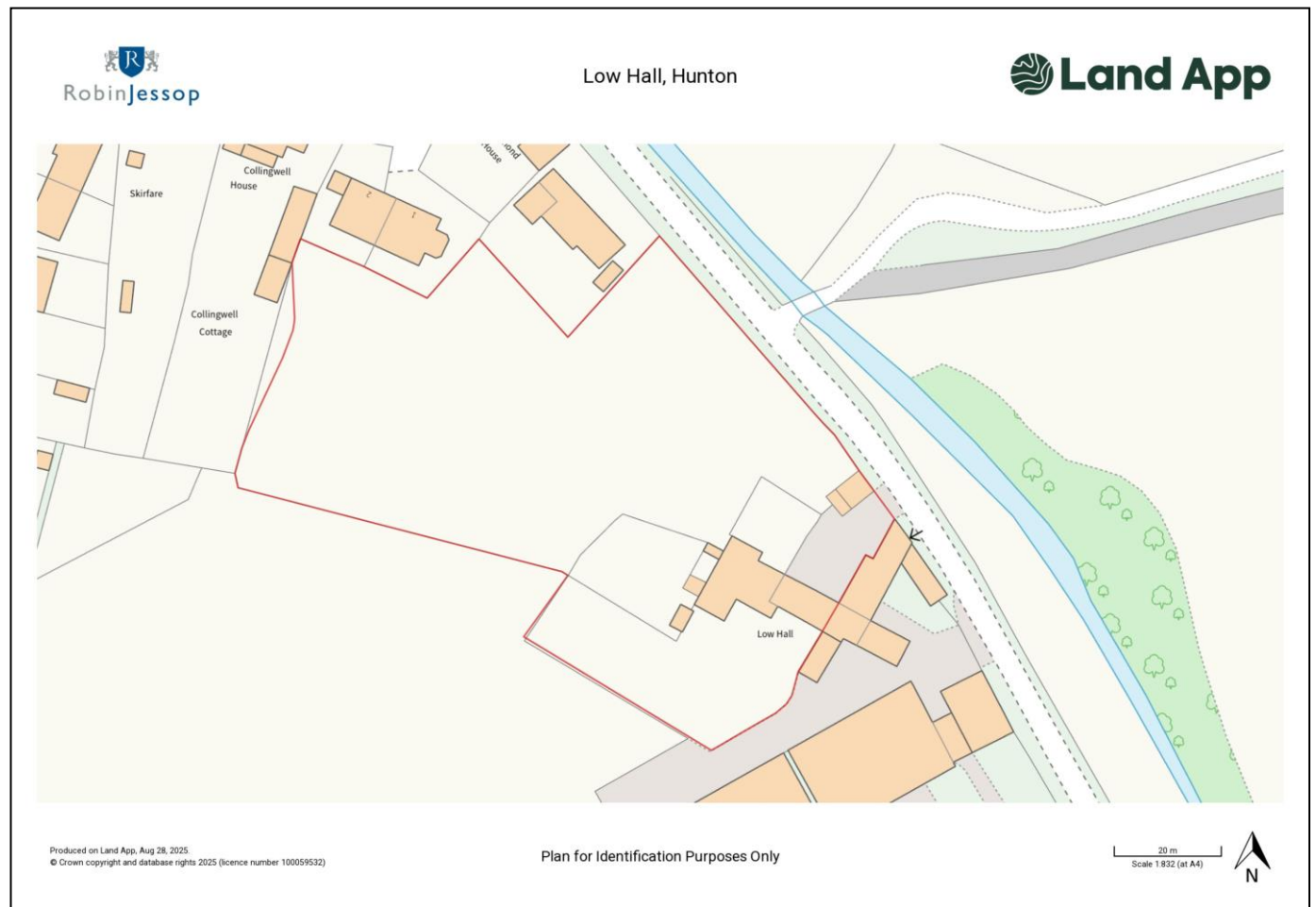
Band D.

SERVICES

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

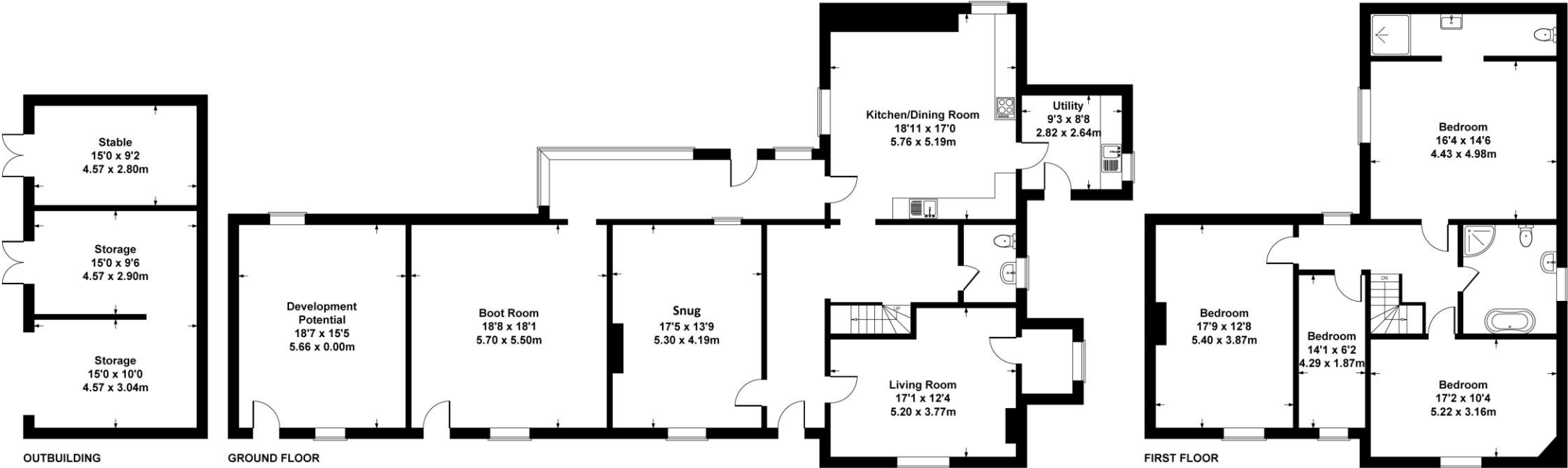
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



Low Hall Farm, Hunton

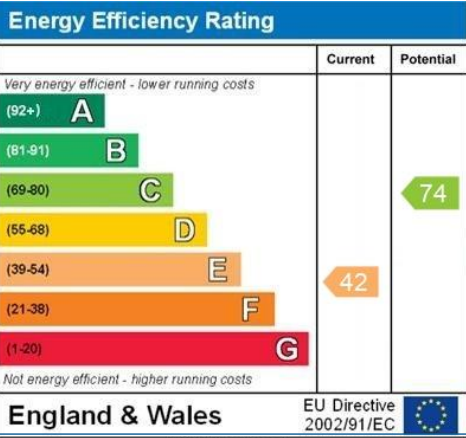
Approximate gross internal area
House 284 sq m - 3057 sq ft
Outbuilding 41 sq m - 441 sq ft
Total 325 sq m - 3498 sq ft



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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