



Homefield Farm

Maltby, Middlesbrough, North Yorkshire, TS8 0BE



Robin Jessop

A SUBSTANTIAL GRADE II LISTED PERIOD PROPERTY IN AN ACCESSIBLE VILLAGE LOCATION

- Substantial Grade II Listed Period Property
- Character Features Throughout
- Four Bedroom Farmhouse
- In Need of Some Modernisation
- Off Road Parking & Garage
- Large Garden
- Viewing by Appointment Only
- Guide Price: £495,000

SITUATION

Hilton 2 miles, Yarm 4 miles, Stokesley 6 miles, Hutton Rudby 6 miles, Ingleby Barwick 2 miles, Middlesbrough 8 miles (all distances are approximate).

Durham Tees Valley airport with approximately 20 minutes away with larger airports at Leeds/Bradford and Newcastle which are both within an hours drive of the property.

There is a train station at Yarm which provides daily services to London Kings Cross.

Holmefield Farmhouse is strategically located on the edge of the popular rural village of Maltby. The village is situated midway between the popular and thriving market towns of Yarm and Stokesley. The property is therefore well placed in relation to the larger centres of Teesside, Tyneside and York.

DESCRIPTION

Homefield Farm is a unique, Grade II Listed period property which stands well, on the edge of the village of Maltby. The property has been in the same family for a number of years, and whilst some updating is now required throughout, it offers huge potential to prospective purchasers, with extensive living accommodation over three floors.

The property is entered into via a large, welcoming entrance hall which features the staircase leading up to the first floor.



The ground floor comprises a kitchen with a range of fitted units and appliances with ample space for a dining table together with an AGA. Usefully, the formal dining room also has direct access from the kitchen.

The sitting room features an open fireplace.

Completing the ground floor there is a useful garden room with French doors leading onto the rear garden together with a utility room, W.C and rear porch.

To the first floor there are two double bedrooms, each of which enjoys a nice outlook. The main bedroom has an ensuite shower room as well as a dressing room. The family bathroom comprises of a shower, W.C, bath and wash basin.

The second floor feature a further two double bedrooms.

Externally the property is complemented by a large 'wrap' around garden which provides that all important degree of privacy, together with a patio area providing space for seating and potted plants.

The property is complemented by a large block paved parking area for a number of vehicles, together with a semi-detached garage.

Overall, Homefield Farm represents a unique opportunity to purchase a large detached family home in a sought after rural location close to the amenities of Yarm and Stokesley.

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.

EASEMENTS, RIGHT OF WAY AND WAYLEAVES

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not.

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.

///added.soup.smiles

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 Water, Mains Electricity, Mains Drainage and Mains Gas..
Broadband connection available.

LOCAL AUTHORITY

Stockton on Tees Borough Council, Dunedin House, Columbia Drive, Thornaby, Stockton-on-Tees TS17 6BJ. Tel: 01642 393939

LOCAL PLANNING AUTHORITY

Stockton on Tees Borough Council Planning Authority Area

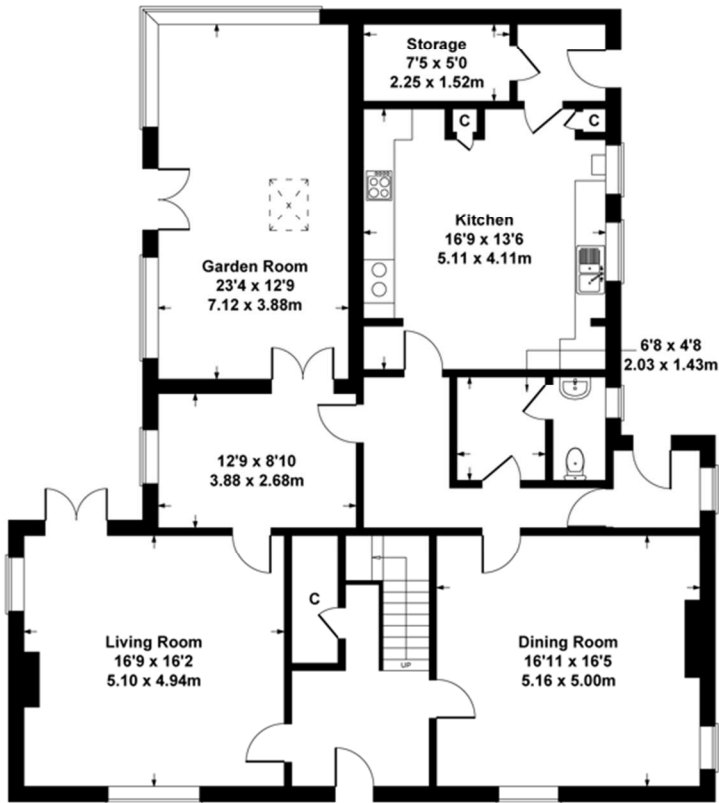
VENDORS SOLICITORS

Latimer Hinks, 5-8 Priestgate, Darlington, DL1 1NL. Tel: 01325 341500.

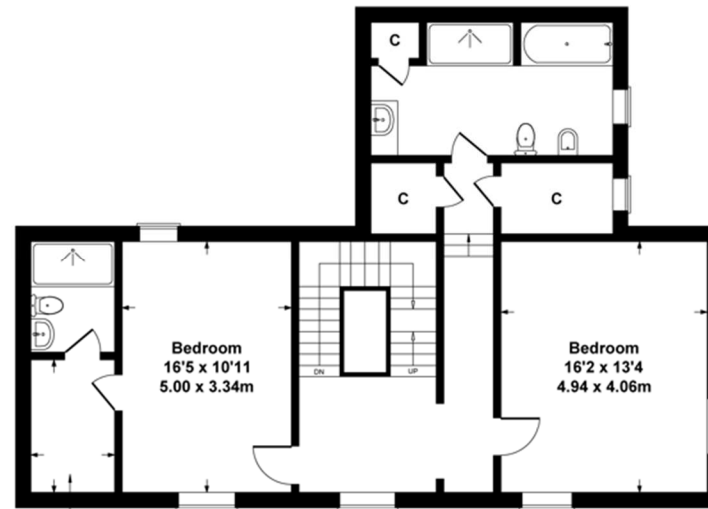


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Approximate gross internal area
House 308 sq m - 3315 sq ft

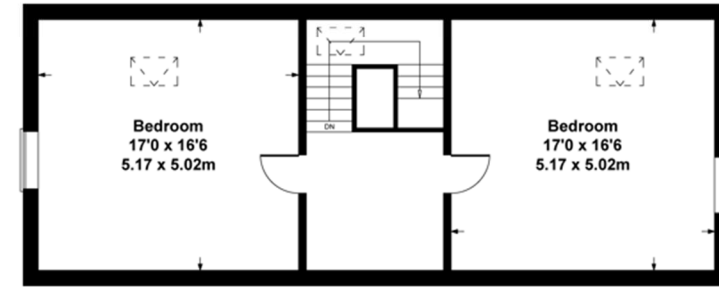


GROUND FLOOR



Walk In Wardrobe
8'7 x 5'5
2.61 x 1.64m

FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	38 F	
1-20	G		

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.

Produced by Potterplans Ltd. 2025

Robin Jessop Ltd
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