



Willow Farm Brokes, Hudswell, North Yorkshire, DL11 6DD  
Offers over £875,000



# Willow Farm Brokes, Hudswell, North Yorkshire, DL11 6DD

SUPERB OPPORTUNITY with Several Options: Large Detached BUNGALOW with a substantial 560sqm/6,028sqft range of OUTBUILDINGS, & about 5.5 ACRES of ring-fenced PADDOCKS & GROUNDS with wonderful views. Willow Farm is just 1.4 miles from Richmond Marketplace, yet surrounded by open countryside. Excellent access to the A1(M) & the A66 at SCOTCH CORNER – about 6 miles.

There are 2 approach driveways to the property leading to extensive concrete forecourt areas fronting the 3 main Outbuildings. Beyond are 5 fenced Paddocks, a small fenced Garth, an enclosed garden & a former vegetable garden.

SOLAR PANELS (Feed-in-Tariff expires in February 2037 – just under 12 years, payable at an inflation-linked rate at £0.7185 per unit).

## HALL

### WASHROOM/WC 1.80m x 1.57m (5'10" x 5'1")

Washbasin & WC.

### KITCHEN/BREAKFAST ROOM 4.58m x 4.90m (15'0" x 16'0")

Fitted with a range of Oak wall & floor units with Granite worktops & inset sink. Space for dual-fuel range cooker & integrated dishwasher. Dual aspect UPVC double glazed windows.

### PANTRY 1.60m x 1.14m (5'2" x 3'8")

UPVC double glazed window.

### DINING ROOM 4.58m max x 2.81m (15'0" max x 9'2")

Door to Sitting Room & UPVC double glazed doors to:

### SUN ROOM 3.69m x 2.40m into sills (12'1" x 7'10" into sills)

Return door to:

### SITTING ROOM 6.77m x 4.90m max (22'2" x 16'0" max)

Open fireplace with Marble surround. UPVC double glazed window & doors to Inner Hall (2) to Bedrooms 3 & 4, & to:

### GARDEN ROOM 10.37m x 4.19m max into sills (34'0" x 13'8" max into sills)

'L-shaped': 6.44m x 1.94m & 4.19m x 3.91m into sills with 3 radiators, light & power. UPVC double glazed patio doors to outside.

### INNER HALL (1)

UPVC double glazed door to outside.

### Double BEDROOM 1. 6.41m x 5.00m (21'0" x 16'4")

UPVC double glazed window & patio doors to outside.

### Jack & Jill EN SUITE BATH/SHOWER ROOM 3.71m x 2.65m (12'2" x 8'8")

(NB: Could divide) 4-piece suite. UPVC double glazed window & door to:

### Double BEDROOM 2. 3.71m x 3.53m (12'2" x 11'6")

UPVC double glazed window.

### INNER HALL (2)

Store cupboard & UPVC double glazed doors to Garden Room.

### Double BEDROOM 3. 5.91m max x 4.74m (19'4" max x 15'6")

Built-in wardrobe/cupboard & dual aspect UPVC double glazed windows.

### EN SUITE BATH/SHOWER ROOM 3.32m x 1.68m (10'10" x 5'6")

3-piece suite UPVC double glazed windows to sides.

### Double BEDROOM 4/OFFICE 3.56m max x 2.76m (11'8" max x 9'0")

Plus built-in wardrobe/cupboard. UPVC double glazed windows to side.

## OUTSIDE

There are 2 approach driveways to the property leading to extensive concrete forecourt areas fronting the 3 main Outbuildings. Beyond are 5 fenced Paddocks, a small fenced Garth, an enclosed garden & a former vegetable garden – the whole about 5.5 Acres.

## OUTBUILDINGS

All the main buildings have light, power & water.

### STABLE BLOCK 22.26m x 3.60m (73'0" x 11'9")

Up to 4 STABLES, TACK ROOM, OFFICE, STORE & BOOT ROOM with sink unit, LED strip-lighting, power & plumbing for washing machine.

### GENERAL PURPOSE BUILDING/RIDING ARENA & STALLS 25.71m x 13.35m (84'4" x 43'9")

The building has internal 'car park' lighting & the 4 stalls have auto-water feeders.

### FOALING BARN 6.31m x 4.36m (20'8" x 14'3")

### GARAGE/WORKSHOP 18.0m x 6.20m (59'0" x 20'4")

LED strip-lighting.

### Adjoining STORE 6.30m x 6.20m (20'8" x 20'4")

## PADDOCKS

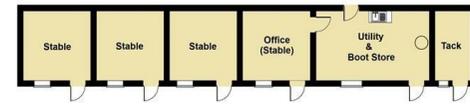
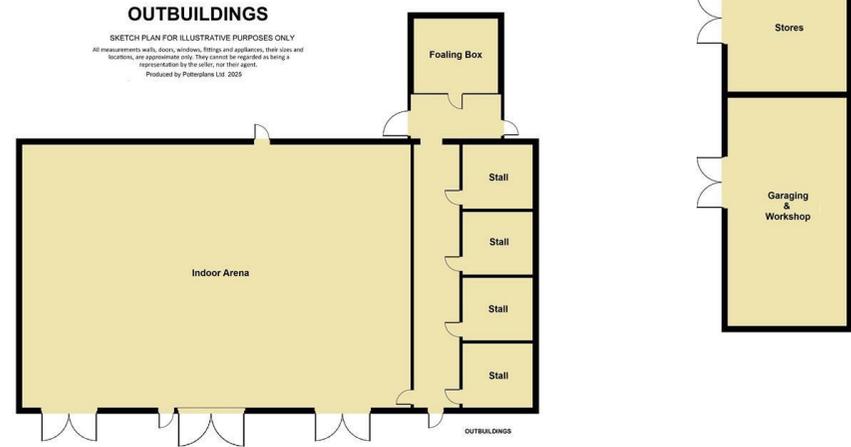
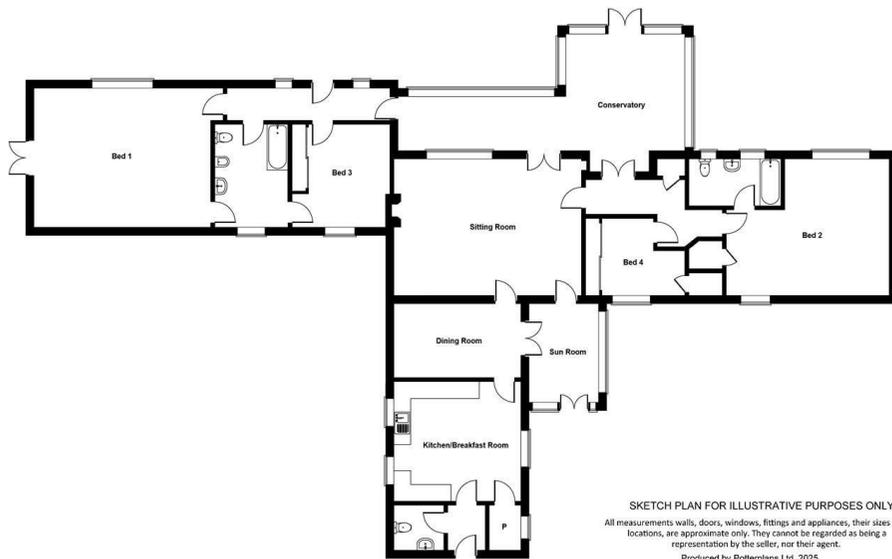
5 fenced & grassed Paddocks, water troughs & small Garth.

## NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) 16 Solar Panels: Feed-in-Tariff expires in February 2037 – just under 12 years, payable at an inflation-linked rate: £303.49 for the quarter 01.10.24 to 31.12.24 at £0.7185 per unit – the Summer months will be much higher.
- (4) Oil Central Heating & UPVC Double Glazing
- (6) Septic Tank Sewage Treatment System



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

