

North Farm, Over Silton, Thirsk, YO7 2LJ

4 Bedroom detached Grade II Listed Farmhouse in sought after village location

DREW & CO
THE RURAL PROFESSIONALS



CHARMING STONE BUILT FARM HOUSE NORTH FARM, OVER SILTON, THIRSK, Y07 2LJ

NORTH FARM FARMHOUSE IS A 4 BEDROOMED DETACHED GRADE II LISTED STONE BUILT FARMHOUSE

- SHORT DRIVE ONTO THE A19
- CLOSE TO MARKET TOWNS & TRANSPORT LINKS
- IDYLLIC RURAL LOCATION
- LOCATED IN NORTH YORKSHIRE MOORS NATIONAL PARK, CLOSE TO MILES OF OPEN PATHS, BRIDLEWAYS ETC (CLEVELAND WAY, SILTON WOODS).

FOR SALE AS A WHOLE

OFFERS IN EXCESS OF £475,000

BULLAMOOR FARM, BULLAMOOR, NORTHALLERTON, NORTH YORKSHIRE, DL6 3QP
TEL: 01609 633056 INFO@DREW-CO.CO.UK

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Introduction
North Farm is a detached 4 bedroom Grade II Listed farmhouse on the edge of a highly sought after village, with scope for modernisation & improvement with outdoor lawned gardens to the front of the property and tarmacked parking to the rear. Located within the North Yorkshire Moors National Park

Situation
North Farm is idyllically located in the peaceful rural village of Over Silton, renowned for its picturesque setting, sense of community, and proximity to nature. North Farm enjoys an elevated position with the North Yorkshire countryside and woodland just on the doorstep. Despite its tranquil surroundings the village benefits from convenient access to the nearby market towns of Thirsk (approx. 9 miles) and Northallerton (approx. 7 miles). The A19 is a short drive away offering swift road connections to York, Teesside and Leeds.

Description
A traditional stone built Grade II listed 4 bedroom detached farmhouse with lawned gardens and off street parking, situated on the edge of the attractive village of Over Silton within the North York Moors National Park.

The property is generally presented in a serviceable condition, although some areas would benefit from general maintenance, redecoration and cosmetic refurbishment. The property therefore provides an excellent opportunity for a purchaser to undertake improvements to suit their own requirements.

Plans & Areas
The Plans are provided for identification only. We have carefully checked the details but potential purchasers must satisfy themselves with the property.

What3words
///contained.resort.chilling

Planning:
There are no known planning permissions affecting the property.

Services
Mains electricity, water and drainage. Oil central heating.

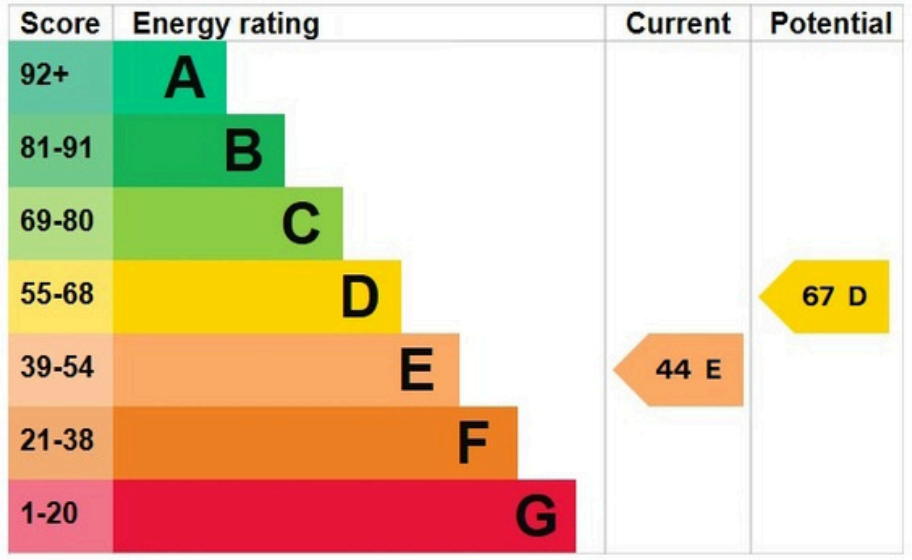
Access & boundaries:
North Farm House benefits from a private driveway, providing secure and discreet access.

The neighbouring property has a right of access over the driveway serving the property, this can can be seen on the plan as a green hased area. Further details available upon request.

Local Authority North York Moors National Park: The Old Vicarage, Bondgate, Helmsley, YO62 5BP

Council Tax Band - G

EPC - E



The Farmhouse Comprises of:

Ground Floor

Utility 12' x 6'4 (3.67m x 1.94m)
Fitted with built in units and a stone sink, door directly into kitchen

Dining Room 20'1 x 16'0 (6.12m x 4.87m) open plan to Kitchen 18'8 x 10'11 (5.69m x 3.34m)
With fitted units, integrated AEG Dishwasher, AEG Induction Hob, AEG Oven & Grill and sink. Open fireplace. A door leads off the kitchen to the side of the property. Tiled floor.

Living Room 17'7 x 14'0 (5.36m x 4.7m)
Accessed off the hallway. Door leading out to the front garden and internal door through to the sitting room. Feature fireplace & beamed character ceiling.

Sitting Room 14'0 x 12'8 (4.27m x 3.86m)
Large window to the front elevation. Feature fireplace & beamed ceiling.

Study 10'2 x 7'0 (3.11m x 2.14m)

WC/ Boot Room 14'2 x 8'10 (4.32m x 2.70m)

Main Staircase to First Floor:

Master Bedroom 23'4 x 16'8 (7.10m x 5.07m)
Includes en-suite with shower, WC, sink and roll top bath.

Bedroom 2 14'4 x 9'1 (4.36m x 2.76m)

Bedroom 3 17'10 x 14'4 (5.43m x 4.38m)
This bedroom has 2 internal doors and can be accessed from either staircase

Second Staircase:

Bedroom 4 14'2 x 12'9 (4.31m x 3.88m)
Feature fireplace & large ceiling beam.

Family Bathroom
With corner shower, WC and sink



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Approximate gross internal area
House - 246 sq m - 2648 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fi&#65533;ngs and appliances, their sizes and loca&#65533;ons, are approximate only. They cannot be regarded as being a representa&#65533;on by the seller, nor their agent.

Produced By Vue3Sixty

Boundaries: The Vendor will sell all boundaries for which they have an interest in. At North Farm, the boundary is a straight line on the western boundary, the gateway is currently set back for ease of access. The vendor will errect a sandstone wall between points A & B on the plan prior to completion.

Timber & Minerals: The Timber & Minerals are to be included with the freehold as far as they are owned.

Tenure: The land is freehold with vacant possession upon completion.

Method of Offering: The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as to how the sale will be concluded.
All expressions of interest should initially be directed to: Giles Drew MRICS FAAV FLAA. giles@drew-co.co.uk

Vendors Solicitor: Scotts Hall & Britles Solicitors; Bank Chambers, Main Street, Hawes, North Yorkshire, DL8 3QL (Michael Birtles)

Viewings: People wishing to view please contact Drew & Co to arrange an appointment - **01609 633056 or email info@drew-co.co.uk**

Anti Money Laundering: Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.



























IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.

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