

Woodside Cottage

High Whinholme Farm, Danby Wiske, Northallerton, DL7 0AS

RobinJessop

A FOUR BEDROOM COTTAGE SET WITHIN APPROX 2.83 ACRES, WITH AN ALL-WEATHER HORSE MENAGE, STABLING, HOLIDAY LODGE AND VERSATILE OUTBUILDINGS, OCCUPYING AN ATTRACTIVE RURAL POSITION

- Four Bedroom Semi-Detached Family Home
- Fantastic Equine Property
- Set in Approx. 2.83 Acres (1.70 Acre Grass Paddock)
- All Weather Horse Menage
- Three Stables, Tack & Feed Store
- Verstile Range of Outbuildings
- Wildlife Area, Millenium Orchard & Pond
- Newly Constructed Two Bedroom Holiday Lodge
- Fantastic Countryside Setting
- Guide Price: £750,000



SITUATION

Danby Wiske 3 miles, A1(M) Interchange Junction 52 approximately 5 miles, Northallerton 6 miles, Bedale 7 miles, Richmond 12 miles, Leyburn 16 miles, Darlington 22 miles. Train station at Northallerton with direct services to London Kings Cross in approximately 2 hours 25 minutes (all distances and times are approximate).

Woodside Cottage is pleasantly situated between Danby Wiske and Pepper Arden, occupying an attractive rural position surrounded by open countryside. The property lies within a popular equestrian area and is well placed for those with equestrian and rural interests.

Despite its rural setting, the property is well placed for access to the A1(M), providing excellent road links both north and south.

INTRODUCTION

Woodside Cottage is an attractive four-bedroom semi-detached cottage occupying an excellent rural position with far-reaching views over the surrounding countryside. Set within approximately 2.83 acres, the property is particularly appealing to those with equestrian or lifestyle interests, with a horse arena, stabling, versatile outbuildings, land and holiday lodge.

The accommodation is approached through traditional timber double entrance doors into a useful entrance porch. The kitchen is fitted with farmhouse-style units incorporating a belling cooker, butler sink, plate rack and butcher's block, together with exposed beams, with ample of space for a dining room table. Adjoining the kitchen is a utility room, W.C and wash basin, together with a home office and access to the rear garden.





The sitting room is full of character with oak flooring, exposed beams and a multi-fuel stove with an impressive brick built surround. This leads through to a generous conservatory, with double doors opening onto the rear garden and enjoying views over the surrounding countryside.

To the first floor, the principal bedroom is a generous dual-aspect double bedroom enjoying countryside views, with a dressing room and en-suite shower room. There are three further bedrooms, two of which are doubles, together with the family bathroom.

Externally, the property is approached through double gates onto a generous gravelled driveway providing ample off-road parking.

The gardens and grounds include a pond, established borders, a variety of fruit trees, together with a pergola which provides an excellent outdoor seating and entertaining area from which to enjoy the open countryside. There is also a wildlife area with established woodland, a further pond and millennium orchard.

The property is particularly well equipped for equestrian use, with an all-weather horse arena, three stables, tack Room and feed store and hay barn. Further outbuildings include a container/workshop and car port with water and electricity, together with a polytunnel, timber-framed stores and chicken run.

Within the grounds is a detached timber log cabin with planning permission for use as holiday accommodation under Planning Reference ZB24/01062/FUL. The cabin is currently unfinished internally, allowing an incoming purchaser to complete it to their own specification. It is arranged to provide an open-plan kitchen/dining/living area, two bedrooms and a bathroom, together with its own enclosed garden.

A separate grass paddock extending to approximately 1.70 acres forms part of the overall 2.83 acres. The land is situated adjacent to Woodside Cottage with roadside frontage, and is ideally suited to grazing or equestrian use.

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.

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.







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.

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WHAT3WORDS
///zealous.frog.grad

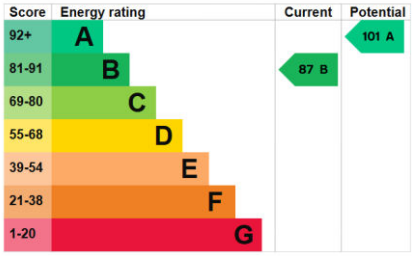
FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band C.

SERVICES
Mains electricity and mains water. Oil-fired central heating with LPG gas serving the cooker. Drainage is to a shared Klargester treatment system, understood to have been installed in 2017. The property also benefits from 16 solar panels (6.32 kWh) together with battery storage. The holiday cabin benefits from its own separate Klargester treatment system.

ENERGY PERFORMANCE CERITIFICATE
Current Rating – B (87)
Potential Rating – A (101)



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





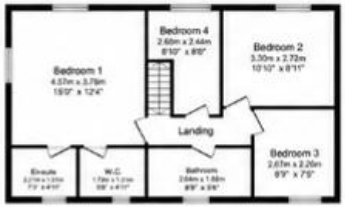


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Approximate gross internal area
328.4 sq m - 3535 sq ft



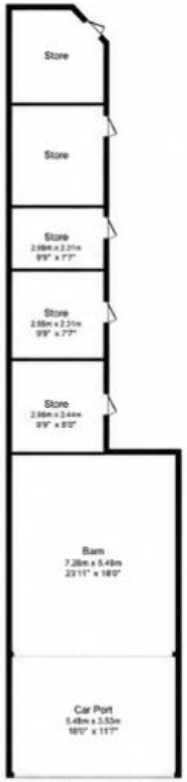
Ground Floor



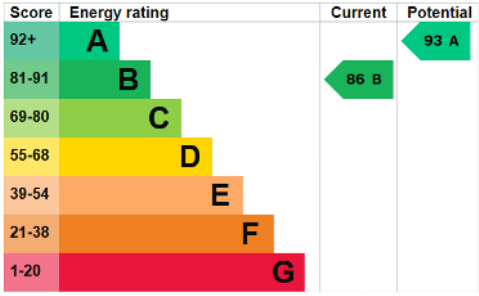
First Floor



Annex Ground Floor



Outbuilding



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