



Spyknave Hill Farm

Middleton-on-Leven, Yarm, TS15 0JU



Robin Jessop

A DESIRABLE RESIDENTIAL SMALLHOLDING EXTENDING TO APPROXIMATELY 23.47 ACRES IN A SOUGHT-AFTER LOCATION

- Detached Four-Bedroom Farmhouse
- Spacious Accommodation & Rear Garden
- Range of Traditional & Modern Agricultural Buildings
- Ample Parking for Several Vehicles
- Potential for Conversion, Subject to Necessary Planning Consents
- Sought-After and Accessible Rural Location
- Approximately 23.47 Acres of Arable Land
- Guide Price £1,000,000

SITUATION

Hutton Rudby 2 miles, Yarm 4 miles, A19 approximately 4 miles, Stokesley 7 miles, Northallerton 11 miles, Middlesbrough 12 miles, Darlington 15 miles (all distances are approximate).

Spyknave Hill Farm is attractively situated in a rural location between Hutton Rudby and Middleton-on-Leven and in close proximity to the popular market towns of Yarm, Stokesley and Northallerton.

Yarm provides an excellent range of everyday amenities, including shops, restaurants, public houses and facilities, together with a railway station providing useful regional and national connections. The property is also well placed for access to the A19 and wider road network, bringing the larger commercial centres of Middlesbrough, Stockton-on-Tees and Darlington within convenient travelling distance.

DESCRIPTION

Spyknave Hill Farm comprises an attractive four-bedroom detached home set within mature gardens, together with a useful range of agricultural buildings and approximately 23.47 acres of arable land.

The farmhouse would benefit from modernisation in areas, providing an excellent opportunity for a purchaser to create a superb rural home to their own specification.



The accommodation is approached via a useful utility room, which provides access through into the kitchen. The kitchen is fitted with a range of traditional wall and base units, together with a fitted dining table. Integrated appliances include a fridge/freezer and hob, with plumbing for an under-counter washing machine and dishwasher.

The sitting room is centred around a log-burning stove set within a traditional brick surround and enjoys a pleasant outlook over the rear garden. An open archway leads through into the formal dining room, which also overlooks the rear garden. Situated across the hallway is a useful farm office, ideally positioned for those working from home or managing the holding, with a convenient door leading out to the front of the property.

To the first floor are four well-proportioned double bedrooms, together with a separate dressing room/versatile space which could equally lend itself to use as a further home office or study. The family bathroom is fitted with a corner bath, separate shower enclosure, wash hand basin and W.C.

Externally, Spyknave Hill Farm occupies an attractive rural setting, extending in total to approximately 23.47 acres and including mature gardens and productive arable land.

The property is complemented by a useful and extensive range of traditional and modern agricultural buildings, providing considerable scope for agricultural, equestrian or ancillary use.

These include a former granary with adjoining car port, two stables, a grain store, open-fronted hay barn and Dutch barn, together with a range of traditional brick-built outbuildings incorporating a former workshop. The buildings have potential to convert subject to obtaining the correct and relevant planning permission.

The land extends to approximately 20.87 acres of arable land, which could be equally sown down to grass. It provides an attractive rural setting and makes the property particularly well suited to those with agricultural, equestrian or amenity interests.

The land is classified as Grade 3 on the Agricultural Land Classification Map.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Tele: 01677 425950 or 01969 622800.



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.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. In making an offer, please kindly confirm whether your offer is a cash offer or whether it is subject to selling a property, and whether you will require a mortgage.

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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

1. Crathorne Estates benefit from a right of way across the access track leading to Spyknave Hill Farm. This right of way provides access to the farmyard and drying buildings situated to the rear of the subject property.

FIXTURES & FITTINGS

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

TENURE

The property is Freehold and vacant possession will be given upon completion.

COUNCIL TAX

Band F.

SERVICES

Mains water. Mains electric. Septic tank drainage. Oil central heating.

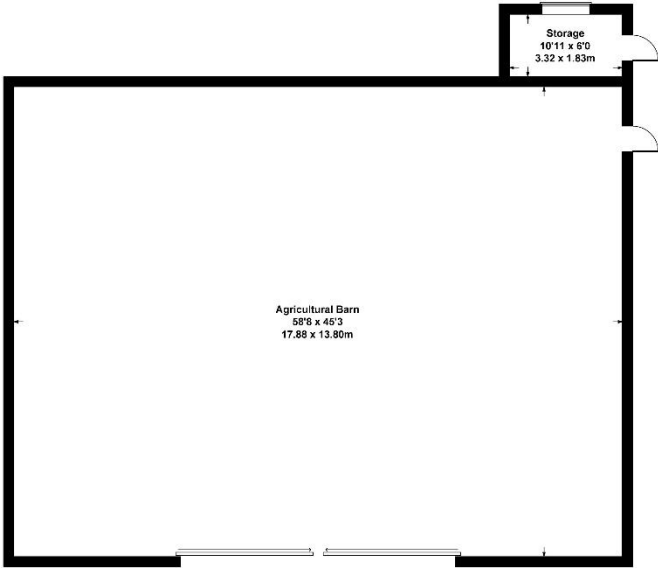
LOCAL AUTHORITY

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



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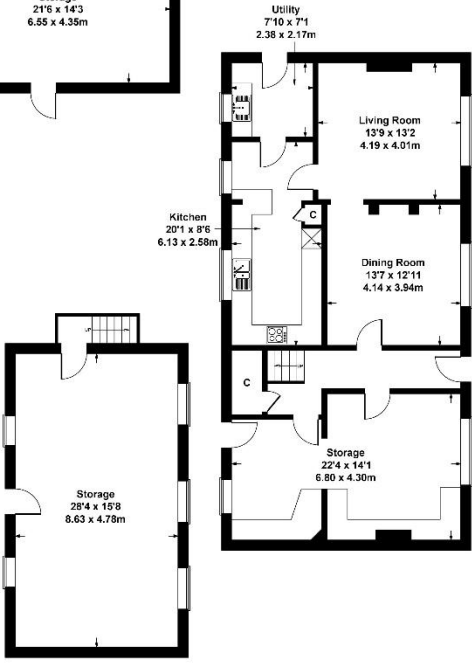
Approximate gross internal area
House - 189 sq m - 2034 sq ft
Outbuilding - 246 sq m - 2648 sq ft
Barn - 254 sq m - 2734 sq ft
Total - 689 sq m - 7416 sq ft



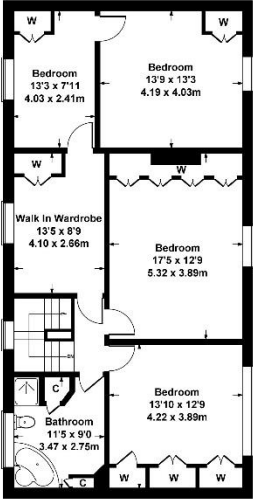
BARN



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

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 VueSixty

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

