



GLEBE FARM, LOW STREET, FENCOTE

Kirkby Fleetham, North Yorkshire, DL7 0SP



GSC GRAYS

PROPERTY • ESTATES • LAND



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AN EXCITING PROPOSITION FOR THOSE REQUIRING A
SUBSTANTIAL PRINCIPAL DWELLING INCLUDING A FARMHOUSE
AND ADJOINING ANNEX ALONG WITH FARM
BUILDINGS AND GRAZING LAND.

Accommodation

Entrance Porch • Kitchen • Dining Room • Living Room • Boot Room
Utility Area • Rear Porch • Cloaks Room • First Floor Landing
Bathroom • Four Bedrooms • En-Suite • Annex • Utility Area
Open Plan Living Room/Kitchen • Two Double Bedrooms • Bathroom

Externally

Total Plot Size 4.30 Acres • Permanent Pasture • Traditional Buildings
Gravelled Hardstanding • Rear Terrace

*Bedale 6 miles Northallerton 9 miles Darlington 23 miles York 39 miles Newcastle 57
miles (please note all distances are approximate).*



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Barnard Castle
Tel: 01833 637000

Hamsterley
Tel: 01388 487000

Richmond
Tel: 01748 829217

Stokesley
Tel: 01642 710742

Situation & Amenities

Fencote is a hamlet adjoining Kirkby Fleetham which is a thriving village situated between the towns of Northallerton and Bedale. The village has an active local community with village hall, primary school, popular restaurant/pub, village green, village shop and Post Office, Church and regular bus service. A wider range of amenities including weekly markets, auction marts, supermarket and leisure facilities can be found at Bedale, Northallerton and Richmond.

Educational opportunities can be found in Northallerton, Richmond and Bedale. Numerous sporting activities, clubs and venues can be found within the immediate area: cricket, rugby, football and country oriented pursuits within the locality. There are local theatres in Richmond, Darlington, Leeds and Newcastle and horse racing at Catterick, York, Thirsk, Sedgefield, Wetherby and Newcastle.



For the commuter, the A1 is within a short distance providing links with the major commercial areas of the North East. There are main line train stations at Northallerton and Darlington, with Airports at Newcastle, Leeds/Bradford and Teesside.

Description

Glebe Farm and adjoining Annex, farm buildings and land, extending to 4.30 acres in total, presents an exciting proposition for those requiring a substantial principal dwelling with a ground floor self-contained annex. Glebe Farm house comprises a spacious four bedroom traditional house with versatile living space. The adjoining annex provides an additional modern self-contained living space with two further bedrooms. Externally, the land and buildings offer a superb opportunity for the equestrian enthusiast or lifestyle farmer.

Accommodation – The Farmhouse

The farmhouse offers well-presented and generous accommodation which has been extensively modernised and improved to provide substantial family accommodation. The front entrance porch leads into the welcoming open plan breakfast kitchen with a good range of wall and floor units, work top surface incorporating a ceramic sink unit, integral Indesit range cooker with gas hob, tiled floor, window to the front and a fireplace housing a cast iron multi fuel stove.

The adjoining dining room also has a stone flagged floor, integral shelving and a return staircase to the first floor landing. The spacious living room provides a relaxing area with double glazed doors leading out to the rear terrace and a multifuel cast-iron stove being a strong focal point. The ground floor accommodation is completed with a utility area, boot room and a cloaks room.

To the first floor there are four spacious bedrooms, two with fitted wardrobes and one with an en-suite bathroom. Completing the first floor accommodation is the modern fitted family bathroom with contemporary suite comprising slipper bath, separate shower with mains valve, low level flush w.c and a pedestal wash hand basin.

The Annex

Provides ancillary self-contained accommodation to the Farmhouse and has been fully modernised to incorporate an open plan kitchen and living space with a well presented and specified kitchen area, separate utility room, two double bedrooms with exposed beams and trusses and four piece bathroom suite. It is ideally suited to the extended family, potentially as a work at home office or holiday cottage (subject to obtaining the necessary consents) and provides excellent additional space to the main residence.



Externally - Gardens & Hardstanding

To the front of the property is an extensive gravelled hardstanding area providing ample parking as well as vehicular access to the farm buildings and land. There is gated access providing on foot access to the rear of the property which has a flagged terrace linking the Farmhouse and the Annex.

The Land & Buildings

In total, the steading including land and buildings, totals 4.30 acres and the land is all permanent pasture. The fields lie to the rear and side of the house and have excellent gated access from the steading.

The farm buildings are of traditional brick construction with a gated entrance approach from the gravelled hardstanding area to the front of the house. They currently house livestock but would be suitable for a variety of uses.

Please note:

- Additional land and buildings may potentially be offered for sale by separate negotiation.
- A restrictive covenant will preclude the development of the buildings and will limit their use to agriculture, equestrian and domestic storage purposes only.
- The purchaser will be required to erect a concrete block dividing wall within the barns (to Building Regulation specification), a boundary timber garden fence (1.8-2m high) and a post and wire livestock fence (to the industry standard) within 4 weeks of completion, along the boundary with the retained buildings and land.

Tenure & Local Authority

The property is offered freehold with vacant possession on completion.
Hambleton District Council Tel: 0845 121 1555.

Council Tax

The Farmhouse is banded E. The Annex is banded B.



Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Wayleaves, Easements and Rights of Way

Glebe Farm is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

The mineral and sporting rights are held with the freehold as far as the vendors are aware.

Viewings

Strictly by appointment only via the Agents GSC Grays Tel: 01969 600120.



Services

The property has mains electricity and water connected. Both the Farmhouse and Annex are heated by multi-fuel stoves, which provide central heating and domestic hot water. Foul drainage is to a septic tank and soakaway.

Note: Between exchange and completion or immediately upon completion, the purchaser will be required to install sub meters to the electricity and water supplies at a location to be agreed with the owner of the retained land and buildings. Thereafter the purchaser will invoice the owner of the retained land on a quarterly basis for the electricity and water they use based on meter readings taken from the sub meters.

Directions

From GSC Grays Leyburn office proceed to Bedale on the A684, underpassing the A1 to Low Street and then proceeding North for approximately 2 miles. The property will be found on the left hand side of the road.

Additional Services

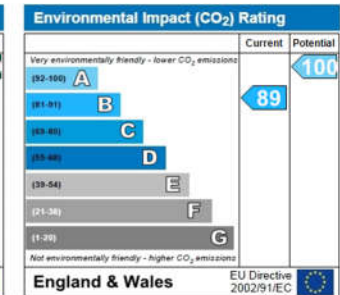
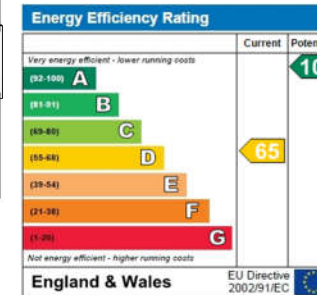
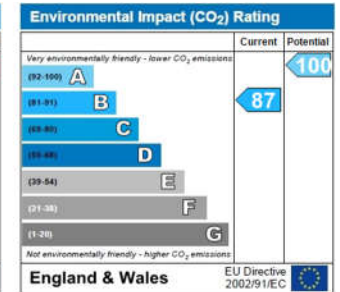
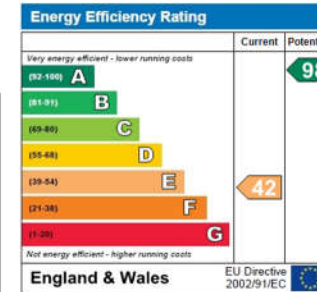
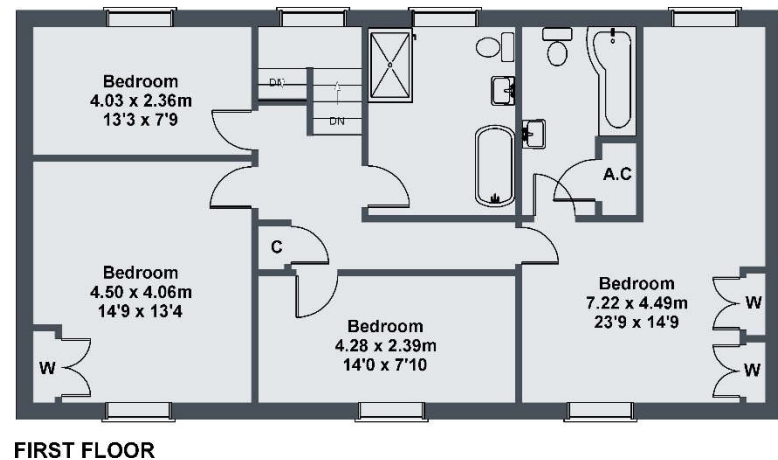
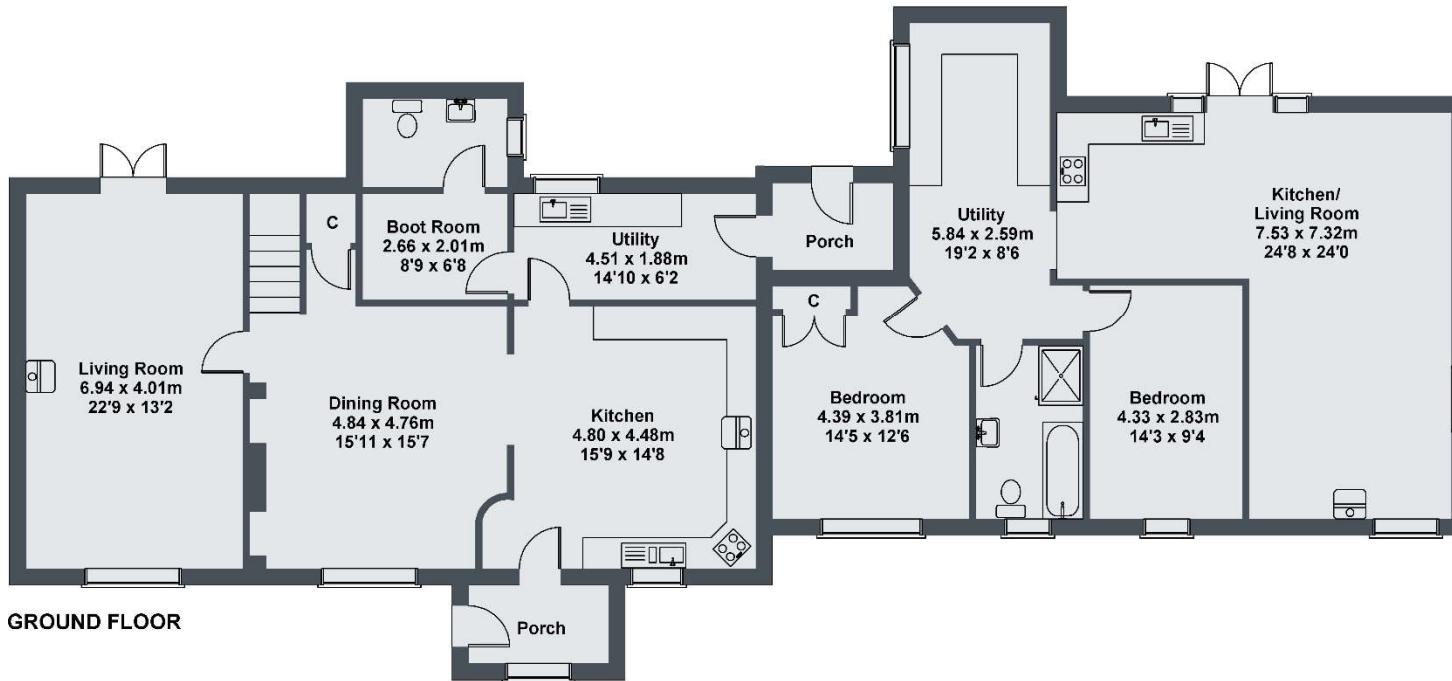
Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01748 897630 for further information.



Glebe Farmhouse and Annex, Fencote

Approximate gross internal area
 House 199 sq m - 2137 sq ft
 Annex 89 sq m - 960 sq ft
 Total 288 sq m - 3100 sq ft



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: February 2017

Photographs taken: January 2017 and February 2017

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.

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