

THORPE GRANGE

THORPE UNDERWOOD, NR YORK, NORTH YORKSHIRE

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*York 12.9 miles Harrogate 14.7 miles Leeds 28.7 miles
(All distances and times are approximate)*

THORPE GRANGE IS A LIFESTYLE CHOICE. AN EXCEPTIONAL RESIDENTIAL AND AMENITY OPPORTUNITY. THE SUPERB BARN CONVERSION OF APPROXIMATELY 4'700 SQFT ENJOYS PANORAMIC VIEWS OVER THE PRIVATE PARKLAND OF APPROXIMATELY 68 ACRES. THIS ENCOMPASSES, WOODLAND, GRASSLAND PRODUCTIVE ARABLE AND WATER COURSES AND OFFERS A RARE OPPORTUNITY.

IN ALL ABOUT 27.5 HECTARES (68 ACRES)

For sale by private treaty as a whole

*These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the important notice on the last page of the text.*

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INTRODUCTION

Rarely is a property offered for sale in a more coveted location than THORPE GRANGE. Sitting in an wonderful position, the property has views to the front of the land and woodland that is included in the sale. The property was originally part of Grange Farm and the current owners have converted it to create a superb dwelling of around 4,700sqft. The property and diverse land have been enjoyed for over 35 years by the existing owners.

Ancient woodland sits alongside recent plantations and the waterways of around 7.7 acres are exquisite.

SITUATION

Thorpe Grange lies in the heart of North Yorkshire close to the Hamlet of Thorpe Underwood. The rivers Ouse and Ure form the easterly boundary of Thorpe Grange and the secluded position is perfect for purchasers wishing to locate in what can arguably be stated as one of the most tranquil positions in the area. However the estate is remarkably accessible with the major motorway networks a mere 10 minute drive from the property to junction 47 of the A1M, and is within easy reach of local amenities in the villages of Green Hammerton and Great Ouseburn and sits equidistant between both Harrogate and York and their wide range of amenities and schooling. The latter having easy links to London Kings cross via the East coast Mainline should the purchasers require.





THORPE GRANGE

Thorpe Grange is a most imposing traditional barn conversion offering exemplary accommodation which is immaculate throughout. With high end fixtures and fittings and immaculate decoration and new carpets throughout, the property briefly comprises:

To the ground floor:

Imposing reception hall with beautiful oak staircase off, stone flagged flooring with underfloor heating, cloakroom/w.c, with a door leading to the delightful courtyard. Drawing room with windows to three sides, feature fireplace with inset wood burning stove. Study, dining room, beautiful living dining kitchen with extensive range of wall and floor mounted units with integrated appliances and huge centre island with honed granite worktops over. Inner hall leading to pantry, utility and large shower room. To the end of the hallway is a further large reception room currently used as an office space.

To the first floor:

Currently the first floor space is split into two halves. This offers a degree of flexibility and the potential to create an annex or teenage suite. The bathrooms have all been refurbished and provide extremely high quality fixtures and fittings. The main staircase leads to the first floor and the landing with window overlooking the rear courtyard. To the right is the master suite with large bedroom, bathroom and walk in wardrobe. There are two further bedrooms both with beautiful en-suite shower rooms.

The second staircase leads off the dining kitchen and to the self contained area. This is perfect for teenagers or guests and comprises two double bedrooms, a sitting area and large bathroom.

The property is approached through brick pillars and a tree lined private driveway continues for approximately 1/3 mile passing a large garden area. Beyond this is a return gravel driveway which leads to the front and side of the property and the outbuildings and triple car port. The outbuildings could be turned into stable and workshops.

The property surrounds a delightful courtyard area with mature raised lavender beds and borders. It is a delightful space perfect for alfresco dining.

To the front of the property, beyond the driveway, is the land and the tree lined walk to the waterway.

THORPE GRANGE *Thorpe Underwood, North Yorkshire*







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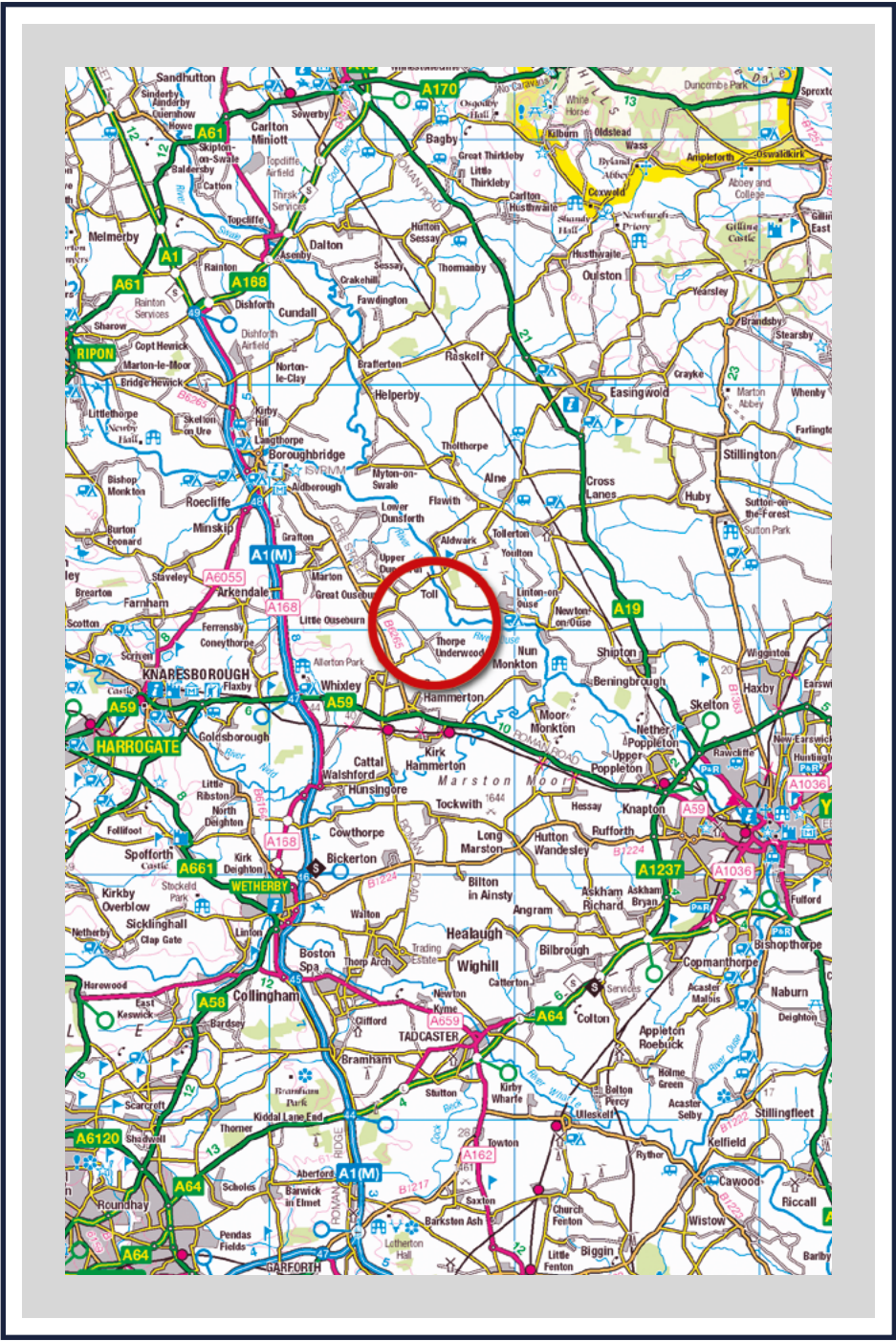


THORPE GRANGE

Approximate Area = 4661 sq ft / 433 sq m

For identification only - Not to scale









LAND

Thorpe Grange lies in 27.67 hectares (68.37 acres) in total. The Estate's natural assets offer purchasers a unique opportunity to enjoy the amenity value whilst providing an abundance of natural capital for local wildlife and carbon sequestration. The land is classed as Grade 2 and Grade 3 according to the Provisional Land Classifications with rich, loamy soils suitable for cereal production, grazing of livestock and equestrian use (subject to obtaining the necessary consents).

The productive parcels of grass and arable land total 8.45 hectares (20.88 acres) and are bounded with both mature hedgerows and post and rail fencing with stock proof netting. The arable land is currently sown with Spring Barley which the seller will harvest before completion of the sale and leave fallow for the purchaser, unless otherwise agreed.

The parcels are divided by avenues of trees which encourage the regulation of water content in the soils, provides shelter and enhances the Estate property. The 14.33 hectare (35.41 acre) woodland comprises of both young and mature broad leaves and conifers, offering potential for harvesting of the mature stock. The woodland maintenance agreement will be transferred to the purchaser on completion.

The intrinsic watercourses provides a network of tranquility, covering 4.26 hectares (10.53 acres) throughout the Estate. The central lakes are suitable for both quiet enjoyment or recreational angling. The Estate has river frontage to the east onto both the Rivers Ure and Ouse, marked by an old oak signpost.

Parcel	Grassland	Spring Barley	Watercourses	Woodland	Other	Parcel	Eligible	In eligible
SE4760 1668 7				7		SE4760 1668 7	7.0004	
SE4760 2536	0.94		0.04	1.62		SE4760 2536	2.5575	0.0384
SE4760 0643				0.68		SE4760 0643		0.6773
SE4660 7239			0.05	2.08		SE4660 7239		2.1230
SE4660 8536			0.67			SE4660 8536		0.6686
SE4760 0736			1.72			SE4760 0736		1.7226
SE4760 3223				0.71		SE4760 3223	0.7071	
SE4660 9031				0.34		SE4660 9031		0.3367
SE4660 9925				0.28		SE4660 9925		0.2834
SE4760 1127				1.36		SE4760 1127	1.3632	
SE4660 4235 (PT)				0.26		SE4660 4235 (PT)		0.26
SE4660 5628 (PT)	2.31 (TG)					SE4660 5628 (PT)	2.31	
SE4660 6723		4.97			0.05	SE4660 6723	4.9683	0.0452
House & Drive	0.23				0.58	House & Drive	0.19	0.58
River			1.78			River		1.78
Total (HA)	3.48	4.97	4.26	14.33	0.63	Total (HA)	19.0965	8.5152





THORPE GRANGE *Thorpe Underwood, North Yorkshire*



Basic Payment Scheme

The land has been registered on the RLR maps, 19 hectares are eligible for claiming the BPS subsidy. Entitlements are excluded from the sale.

Wayleaves, Easements and Rights of Way

The property is sold subject to all rights of way, public and private, that may affect the property. There is an unimposing public footpath which passes through the land.

Sporting, Minerals and Timber

In so far as they are owned by the vendor, rights of sporting, mineral and timber are included in the sale. All such rights are believed to be owned by the vendor.

Services

Oil Fired central heating system, Mains Electricity, Shared water treatment plant.

What3words

THORPE GRANGE can be found using the What 3Words location service under the reference [tiny.coverings.thrashing](https://www.what3words.com/tiny.coverings.thrashing)

Viewings

Strictly by appointment with the agents Lister Haigh 01423 322382

Restrictive Covenants

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.





Disclaimer “Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; 2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them; 3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property.” Regulated by the RICS. Brochure prepared July 2021.