

THORPE FARM APPLETON-LE-MOORS



Stone farmhouse in needs of renovation and improvement, together with a range of useful outbuildings, located in this popular National Park village

Character Accommodation of 2,027 square feet comprises;
Entrance Vestibule – Living Room – Sitting Room – Kitchen – Pantry- Utility – Ground floor bathroom
Three first floor bedrooms – two further attic rooms - Bathroom
Mature site of 0.47 acres. Range of traditional and more modern agricultural buildings.

NO ONWARD CHAIN

OFFERS IN THE REGION OF £450,000

Thorpe Farm is a unique rural property, comprising a period house, a range of traditional and more modern agricultural buildings and in all, situated within around 0.45 acres of grounds.

The farmhouse faces west and is situated on the south east corner of the village and is set in 0.45 acres of grounds, together with a range of traditional stone buildings; all with good potential for conversion or enlarge it the current accommodation; subject to obtaining all necessary planning consents. A number of more modern farm buildings stand within the grounds, with a grass paddock and orchard situated on the far east of the boundary with a lovely open aspect over the countryside beyond.

The living accommodation retains plenty of original character but is now in need of a thorough programme of modernisation and refurbishment, providing the opportunity to create a unique character property within a sought after National Park village.

In total the accommodation currently amounts to 2,027 square feet and comprises; a small entrance hall which leads off to a pair of front facing reception rooms; dining room and sitting room and to the rear is a dining kitchen with adjoining pantry, utility room and a ground floor bathroom. To the first floor are three good sized double bedrooms, a landing hall and bathroom. To the second floor, stairs lead up to a large attic space currently arrange as two sizable rooms and which could be utilised for ancillary accommodation.

Adjoining the house are a range of single storey stone outbuildings, which are currently used as stables, workshops, utility and storage rooms, offering some potential to extend the existing accommodation into; subject to all necessary planning consents and permissions. Externally the property is situated within a large yard area which leads to a number of traditional and more modern style storage and agricultural buildings and to the rear/east of the plot is a small grass paddock/orchard area leading out onto the back lane to the east.



Appleton-le-Moors is a pretty and popular village set within the North Yorks Moors National Park and located some 4 miles to the east of the historic market town of Kirkbymoorside which offers a full range of amenities and 8 miles west of Pickering. The village has the benefit of a Church, Chapel and pub with restaurant and is ideally positioned for a wide variety of country pursuits.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Panelled front door with bulls eye pane and window light overhead. Wood floorboards. Stairs to the First Floor.

SITTING ROOM

4.20 m (13'9") x 3.30 m (10'10")

Sash window to the front with window seat. Wood floorboards. Basket fireplace set within a cast iron surround and stone hearth. Original fireside fitted cupboard. Picture rail.



LIVING ROOM

4.20 m (13'9") x 3.98 m (13'1")

Sash window to the front with window seat. Beamed ceiling, wood floorboards. Open fire set within a brick surround and stone hearth. Original fireside fitted cupboards. Picture rail.



INNER HALL

Understairs fitted cupboard.

BREAKFAST KITCHEN

5.21 m (17'1") x 3.67 m (12'0")

Dual aspect with Upvc window to the side and casement window to the other side. Fitted cupboard. Electric cooker point. Brick and stone open fire. Beamed ceiling. Television point.



DAIRY

2.10 m (6'11") x 2.10 m (6'11")

Quarry tiled floor. Fitted shelving. Upvc window to the side

UTILITY ROOM

3.16 m (10'4") x 2.20 m (7'3")

UPVC door to the rear. Fitted base unit incorporating stainless steel sink unit. UPVC window to the rear. Quarry tiled floor. Beamed ceiling. Electric wall heater. Automatic washing machine point. Fitted storage cupboard with shelving.

BATHROOM

2.20 m (7'3") x 2.10 m (6'11")

Bath with tiled surround. Low flush WC. Pedestal wash hand basin. Fitted cupboard. Upvc window to the rear. Beamed ceiling. Extractor fan. Electric wall heater.

FIRST FLOOR

LANDING

Floorboards. Wall light point.

BEDROOM ONE

4.20 m (13'9") x 4.00 m (13'1")

Sash window to the front with window seat. Feature fireplace. Original fireside fitted cupboard. Beamed ceiling, wood floorboards.



BEDROOM TWO

4.30 m (14'1") x 3.57 m (11'9")

Sash window to the front with window seat. Beamed ceiling, wood floorboards. Stairs to the Second Floor.



BEDROOM THREE

5.21 m (17'1") x 3.70 m (12'2")

Sash window to the side. Wood floorboards.



INNER HALL

Upvc window to the rear. Wood floorboards

BATHROOM

2.18 m (7'2") x 2.10 m (6'11")

Bath with tiled surround. Low flush WC. Pedestal wash hand basin. Fitted cupboard. uPVC window to the rear. Beamed ceiling. Extractor fan. Electric wall heater.

SECOND FLOOR

ATTIC ROOM

5.72 m (18'7") x 4.17 m (13'6")

Exposed floorboards.

ATTIC ROOM

Exposed floorboards. uPVC window to the side.

OUTSIDE

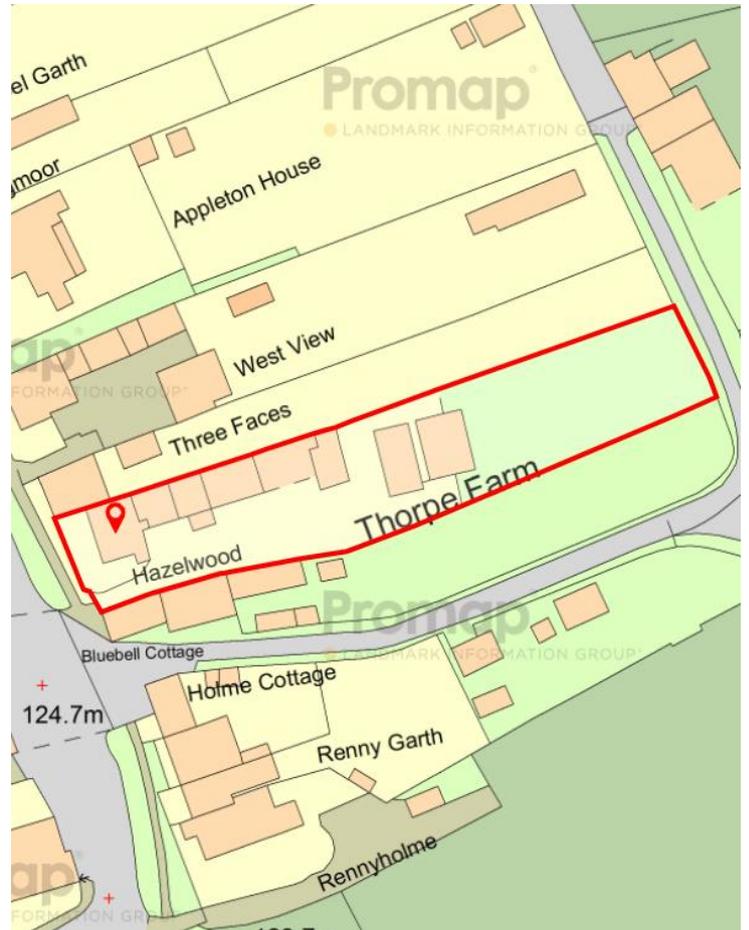
Thorpe Farm lies to the eastern side of the street and is set well back with a neat lawned garden to its front. The driveway runs to the side and through a five-barre gate out into the fold yard area, which is of a generous size and is lined by the buildings to the northern boundary.

To the far end is a grass holding paddock with small orchard.



RANGE OF BUILDINGS

Building	Area
Single Storey Stone Outbuilding	22.8m ²
Single Storey Stone Building	22.5m ²
Poultry Building	28.6m ²
General Purpose Mono-Pitch Building	56.6m ²
Stone Garage Store	24.5m ²
Nissin Hut	60m ²
Former Pig Building	63m ²





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains water, drainage and electricity.

Tenure: We understand that the property is freehold, and that vacant possession will be granted upon completion.

Council Tax: E

Post Code: YO62 6TE

Viewing: Strictly by appointment with the Agent's Pickering office.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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