



Bartle Bridge

Yarm Lane, Great Ayton, Stokesley, North Yorkshire



Robin Jessop



Bartle Bridge

Yarm Lane, Great Ayton, Stokesley, North Yorkshire, TS9 6QB

An Outstanding and Desirable Residential Smallholding together with a Successful Boarding Kennels and Cattery Business – For Sale as a Whole or in 2 Lots

- First Class 8 Bedroom Family Residence
- Standing in 25 Acres of Land With Stabling
- Manager's Accommodation
- Very Successful Boarding Kennels & Cattery
- First Class Garaging with Potential
- Potential to Further Develop

SITUATION

Great Ayton ½ mile, Stokesley 1 ½ miles, Guisborough 8 miles, Middlesbrough 8 miles, Yarm 10 miles, Thirsk 22 miles (All distances are approximate).

Bartle Bridge is situated in a secluded yet accessible location just outside the highly desirable village of Great Ayton.

AMENITIES

Communications – A19 4 miles. Railway Stations at Northallerton, Darlington and Middlesbrough. International Airport at Durham Tees Valley.

Shopping – Local market towns of Stokesley, Yarm and Northallerton. Larger centres at Darlington, Teesside and, Newcastle and The Metro Centre.

Schools – The area is well served by State and Independent Schools. **Primary schools:** Carlton and Faceby, Stokesley and Hutton Rudby. **Comprehensive schools:** Stokesley. **Private schools:** Yarm School, Teesside High. Queen Mary's Baldersby and Cundall Manor.

Golf – Stokesley, Middlesbrough, Northallerton.

Racing – Ripon, Catterick, Wetherby, Thirsk, Sedgfield and York.

Leisure Centres – Stokesley and Northallerton.

Theatres – Georgian Theatre (Richmond) and Darlington Civic Theatre.

INTRODUCTION

Bartle Bridge represents an increasingly rare opportunity to purchase a highly desirable country residence together with a successful and well established business. The property is pleasantly situated north east of the popular market town of Stokesley and close to the village of Great Ayton. The property stands well overlooking open countryside with panoramic views of Roseberry Topping, Captain Cook's Monument and the Cleveland Hills.

Rarely does a property of this quality, character and location come onto the open market. Bartle Bridge represents quite a unique opportunity to purchase a beautiful country residence with great potential to further expand, develop and diversify in this very picturesque part of North Yorkshire.





BARTLE BRIDGE HOUSE

Bartle Bridge comprises a very fine substantial eight bedroom stone built residential dwelling extending to over 5,500ft². The property has been maintained to a high standard with first class fixtures and fittings throughout. It benefits from full double glazing and oil fired central heating.

On the ground floor there is a stunning entrance hall with feature oak staircase and oak panelling. All the rooms lead from this area with the dining kitchen being the heart of the home. There is a formal sitting room, study, family room. Music room, gym together with a laundry room and utility room.

On the first floor there are eight bedrooms five of which have ensuite facilities and an excellent family bathroom. The master bedroom has superb bespoke storage facilities with its own dressing room and large bathroom.

OUTSIDE

Externally, the property is complemented by large established gardens, first class stone patio with a seating and BBQ area that benefits from an outside kitchen area, garaging and excellent parking.

There is a super range of stabling and barns including four loose boxes and two large barns with internal workshops.

BARTLE BRIDGE BOARDING KENNELS & CATTERY (LOT 2)

The boarding kennels and cattery business is a well established and well run business. The business, together with the freehold property is offered for sale as Lot 2 due to retirement.

The business has grown significantly over the last 9 years showing an annual upward trend in turnover. Bartle Bridge is currently licensed for 120 dogs and 50 cats. A good all year round trade is drawn from a wide catchment area.

The kennel accommodation is arranged in three purpose built buildings. The buildings are fully insulated and each individual run is heated and has a separate outside run.

The cattery chalets are enclosed in one building. All the chalets have individual outside runs. The business offers further expansion through the potential to retail pet food, subject to obtaining the necessary planning consents.

The three kennel buildings are steel framed, concrete floors with tiled roof. The buildings have the benefit of enclosed outside runs. Each kennel is individually heated.

THE FLAT

The Managers accommodation flat comprises a spacious two bedroom first floor apartment with kitchen, living room and family bathroom.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Robin Jessop Ltd – (01677) 425950 / (01969) 622800.

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 being offered for sale, initially by Private Treaty, however we

reserve the right to conclude the sale in any way. If an offer is accepted, proof of funds and ID will need to be provided in person to Robin Jessop Ltd.

TENURE

The property is Freehold and Vacant Possession will be given upon completion.

COUNCIL TAX

House - Band F.

Flat – Band (To be confirmed).

Please note that the flat is now being assessed separately and will have a separate Council Tax Band. Furthermore, an appeal has been lodged for the benefit of the new owner, as the current/new RV is inconsistent with other similar commercial premises in the locality.

BUSINESS RATES

Rateable Value - £59,500.

BOUNDARIES

The Vendors will only sell such interest (if any) as they have in the boundary fences, ditches, walls and hedges and other boundaries separating this property from other properties not belonging to them.

FIXTURES AND FITTINGS

Only those fixtures and fittings specifically referred to in these particulars are included in the sale.

EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIONS

The property is sold subject 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.

SERVICES

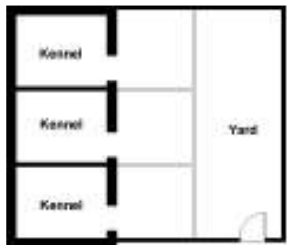
Mains electricity. Mains Water. Oil Fired Central Heating. Septic Tank Drainage.

IMPORTANT NOTICE

Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to ensure that you are kept informed with regard to the progress of the sale.

ENERGY PERFORMANCE CERTIFICATE RATINGS:





Boiler Room and Utility

Gym
5.04 x 2.70m
16'7" x 8'2"



Boot Room
2.67 x 2.46m
8'9" x 8'1"



Utility
2.45 x 2.21m
8'0" x 7'3"



Laundry
4.11 x 3.30m
13'6" x 10'10"

Formal Lounge
5.61 x 4.43m
18'5" x 14'6"

Office
4.28 x 4.12m
14'1" x 13'6"

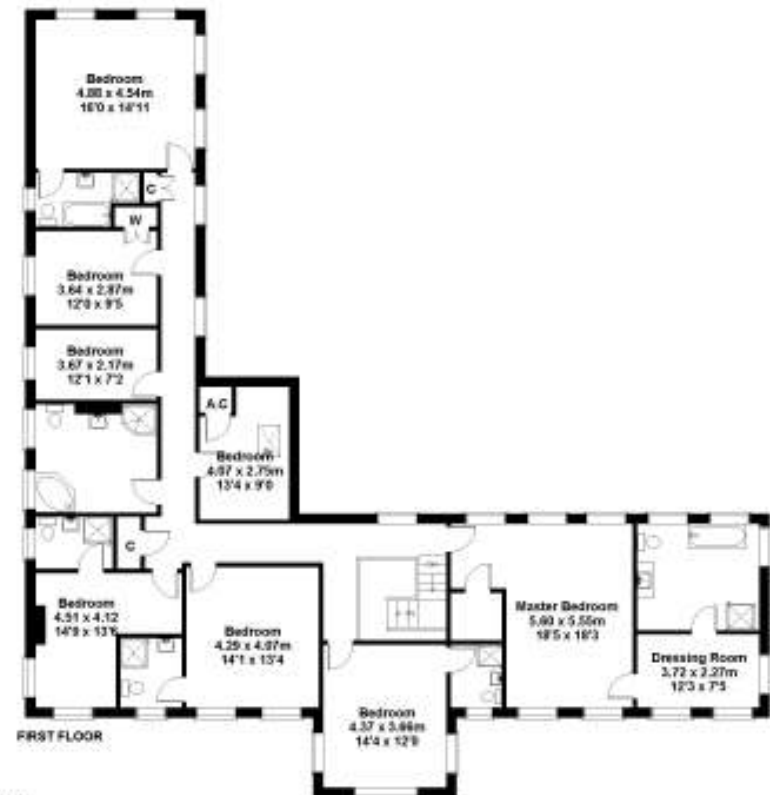
Cloaks

Music Room
7.67 x 5.64m
25'2" x 18'5"

GROUND FLOOR

Bartle Bridge Kennels

Approximate gross internal area 552 sq m - 5942 sq ft



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They should be regarded as being a representation by the seller, not their agent.
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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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