



Manor House Farm Hunton, Bedale, North Yorkshire

STRUTT & PARKER

Manor House Farm

Hunton, Bedale,
North Yorkshire DL8 1PY

An impressive Grade II listed farm house beautifully presented with 2 cottages and land

Leyburn 5.5 miles, Richmond 6 miles,
Bedale 7 miles, Northallerton 15 miles,
Ripon 19 miles, Darlington 20 miles,
Harrogate 33 miles, A1 (M) 8.5 miles

Entrance porch | Sitting room | Dining room
Study | Breakfast kitchen | Utility room | WC
Master bedroom with en-suite | Guest bedroom
with dressing area and en-suite WC | 3 Further
bedrooms | House bathroom

One bedroom cottage:
Open plan kitchen and sitting room | Bedroom
House bathroom

Two bedroom cottage:
Open plan kitchen and sitting room | Double
bedroom | Single bedroom | House bathroom

Gardens | Workshop | Barn | Open barn
Large barn containing stables and two fold
yards | Paddocks

EPC rating F

In all about 8 acres

The property

Manor House Farm is Grade II listed and dates back to the late C16th, it has a wealth of character features throughout and offers spacious and versatile accommodation. The front door opens into an entrance porch which leads into the sitting room, this has the original beams, a wood burning stove and double aspects with window seats looking out to the front garden.

Adjacent to this is the dining room which has a stunning original feature cupboard, an open fire with slate hearth and surround and a window with shutters looking out to the front garden. Beyond this is the generous study with Neville Johnson fitted furniture. The impressive breakfast kitchen is handmade by Anthony Nixon Furniture, it boasts an oak floor, a good range of oak wall and floor units with beech work surfaces, a Butlers sink and a centre island with granite work surfaces and there is a 2 door AGA oven with separate AGA electric oven with gas hob. There is access out to the stone terrace and garden beyond as well as a secondary staircase up to the master bedroom. Adjacent to the breakfast kitchen is the utility room, this is a generous space with a wood burning stove that feeds the Thermal store, it has a good range of storage units as well as a Butlers sink and the rear exterior door; off this is a WC and a separate boot room.

A wide staircase leads to the first floor where the five bedrooms are located. The superb master bedroom has been renovated to a high standard and features exposed green oak trusses, aspects out to the front and side of the property overlooking the gardens and a luxury en-suite bathroom with a free standing bath, separate shower and underfloor heating. It has its own access down to the breakfast kitchen. The guest bedroom benefits from an en-suite WC and a separate dressing area and has access through to the master bedroom, there are three further bedrooms and a generous house bathroom.





Situation

Manor House Farm is situated in the pretty village of Hunton in the beautiful area of Lower Wensleydale, the village has a thriving community and is served with a primary school, public house and village shop. For more extensive facilities the market towns of Leyburn, approximately 5.5 miles, Richmond 6 miles and Bedale 7 miles provide several hotels, restaurants and public houses along with specialist shops and weekly markets. Richmond also has a theatre and cinema. Approximately 4 miles away is Catterick Garrison where there is a large supermarket as well as retail park with high street stores, restaurants and leisure centre. There are a good selection of schools in the area including Aysgarth School (4 miles away). The railway service from Northallerton and Darlington links with London Kings Cross, Newcastle Central, Edinburgh Waverley as well York mainline station and the A1 Motorway is approximately 8.5 miles and provides excellent links to the motorway network giving ease of access to York and the thriving city of Leeds.

Garden

Manor House Farm is approached through a metal gate, there is a parking area to one side of the property as well as a further parking area to the rear of the property. Here there is a lean-to barn, ideal for parking cars under as well as a stone built workshop and large barn all built with natural stone in keeping with the rest of the property, there is a gate through to the parking area for the cottages, however the cottages have their own entrance so that Manor House Farm can be kept private. Beyond this is an access way through the fields to the farm yard where there are substantial agricultural farm buildings ideal for storage of machinery or livestock, as fold yards or American barn style stabling. They also offer potential to convert to a number of uses subject to the relevant permissions. There are three separate fields and a paddock, in all approximately 7 acres.

To the front of the property is a large level lawn bordered by a stone wall, there is access through to the main garden which is located on the west side. The stone flagged terrace outside the breakfast kitchen provides a fabulous entertaining space and overlooks the landscaped garden which features a pergola, beautifully shaped Yew hedges and Weeping Pear trees. There is a pretty pond at the bottom of the garden with a stream running into it and a stone bothy to enjoy the peace and tranquillity. Outside the utility room on the north elevation is a smaller separate garden, this features a pergola and has access to the field beyond.

General

Services: Mains services include electricity, water and drainage. Oil fired central heating and thermal store connected to wood burning stove.

Tenure: Freehold with Vacant Possession

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.



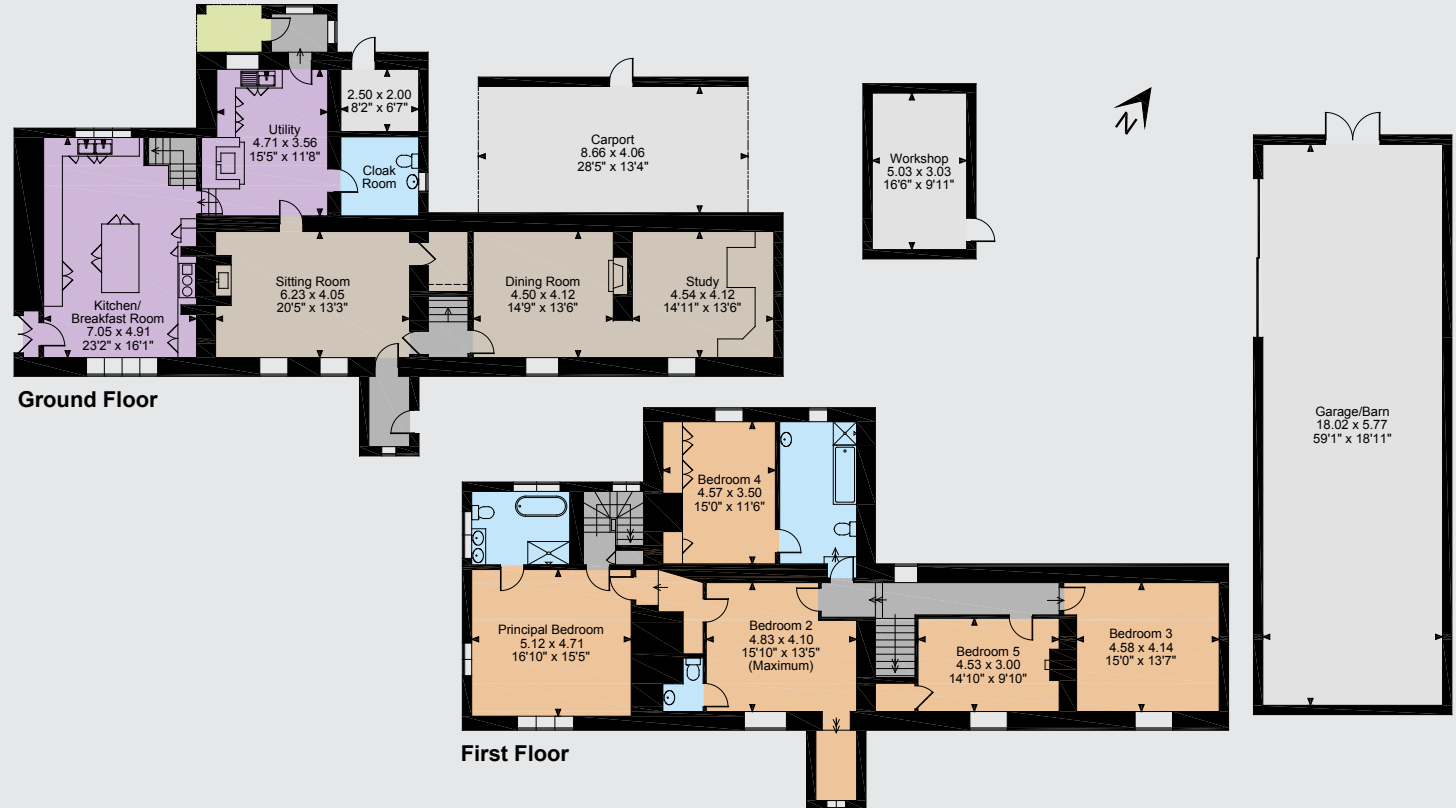






Floorplans

Main House internal area 3,239 sq ft (301 sq m)
 Garage/Barn/Carport internal area 1,497 sq ft (139 sq m)
 Workshop internal area 164 sq ft (15 sq m)
 External Room internal area 54 sq ft (5 sq m)
 For identification purposes only.



Directions

From the A1(M) take Junction 51 signposted to Bedale, at the roundabout take the A6055 signposted to Bedale, at the next roundabout take the A684 Bedale Road, follow this road all the way into Bedale, at the T-Junction turn right signposted to Leyburn, drive through Bedale, follow the road through Craykeahll and Patrick Brompton, at the next crossroad turn right, signposted to Catterick and Hunton, then take the next left to Hunton. Drive into the village and bare right, turn right and pass the village store, Manor House Farm is slightly further up on the left hand side.

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55 offices across England and Scotland,
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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