



Indian Farm, Middleton-on-Leven, Yarm

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Indian Farm

Middleton-on-Leven

Yarm TS15 0JU

A beautiful converted 4-bedroom farmhouse with excellent equestrian facilities, set in four acres, and enjoying stunning countryside views.

Hutton Rudby 1.2 miles, Yarm railway station 4.3 miles, Middlesbrough 11 miles, Darlington 16.3 miles, Whitby 34 miles, York 40 miles

Reception hall | Sitting room | Study | Open-plan kitchen/dining/sitting room | Utility | 2 Cloakrooms | Principal bedroom with en suite shower room & dressing room | 2 Further bedrooms | Bed 4/office | Family bathroom | Garage | Store | Outbuilding | Stables | Tack room | Store | Garden | 4 Acres | EPC rating E

The property

Indian Farm offers a wealth of character detail combined with stylish interior design, with over 3,100 sq. ft of light, airy and versatile accommodation with a pleasing open plan feel, ideally suited to modern lifestyles. The hub of the home is provided by a stunning kitchen/dining and sitting room with log burner, which is bathed in natural light courtesy of a large expanse of glazed sliding doors which provide a seamless connection to the newly laid terrace. Fitted with quality bespoke cabinetry and stone worksurfaces, the kitchen features integrated appliances including a dishwasher, coffee machine, induction hob and Smeg double oven. A breakfast bar unit which creates a subtle divide to an adjoining casual seating with a wood-burning stove. A separate sitting room offers a relaxed setting for downtime centred around a vintage stove.

On the first floor the roomy landing gives access to three bedrooms and a stylishly designed family bathroom. The principal en suite bedroom offers a luxurious retreat with architectural design features, including a gable-end picture window affording far reaching

views. A further bedroom is available on the ground floor with options for use as a home-office, if required.

Outside

The property is approached via a private lane leading to the stabling and extending on to an area of hardstanding for parking at the front of the home. Semi-circular paving with steps creates a feature at the entrance portal and post-and-rail fencing forms partition between the immediate garden surrounding the property and the fenced paddocks beyond. Much of the grounds are laid to lawn interspersed with mature and specimen trees, whilst at the rear of the home a raised decked platform provides opportunities for outdoor dining and relaxation. Adjoining the house is a large garage and store with a brick-built outbuilding adjacent offering three separate units with versatile-use options. Plans are available for a substantial extension to both sides to create additional accommodation. The smart timber stable block offers three stalls, as well as a tack room and storage, with a fully fenced flood-lit exercise manège alongside. There may also be an opportunity to purchase additional land adjoining the property.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority REF 22/01997/FUL.

Location

The property is located just south of the hamlet of Middleton-on-Leven in the scenic North Yorkshire landscape. Nearby, the village of Hutton Rudby offers amenities such as a convenience store, pubs, a parish church, primary school, cricket and tennis clubs, and a village hall. The picturesque market town of Yarm features a cobble-edged high street with shops, delicatessens, pubs, and restaurants. Good communication links include easy access to the A19. Junction 58 of the A1(M), 18 miles away, allows travel to other destinations. Yarm train station provides services to Manchester and York, with additional connections from Darlington and Northallerton stations to London Kings Cross. Notable schools in the area include Yarm School and Teesside High School.





House internal area 3108 sq ft (289 sq m)
 Garage internal area 541 sq ft (50 sq m)
 Outbuilding/Stables 1552 sq ft (144 sq m)
 Total internal area 5201 sq ft (483 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From the A1(M), join the A168 and follow the road to the town of Thirsk. The road links to the A19 which continues northwards through Thornbrough, Knayton to Cleveland Tontine. Take the exit at the sign-post for Hutton Rudby and follow the lane into the village. Cross the river bridge and continue for a further 1.3 miles where the lane to access the property will be found on the right. [///lamplight.result.editor](#)

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water and private drainage which we believe to be compliant with current regulations. LPG central heating
Council Tax: Band F
Tenure: Freehold
Offers Over: £1,300,000

Harrogate

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