



Applegrove Barns, Tame Bridge, North Yorkshire

For the finer things in property.



# Applegrove Barns

## Tame Bridge

### North Yorkshire

#### TS9 5NL

An amazing opportunity to create two separate properties or one luxury family home from existing farm buildings, with spectacular views over open countryside to Roseberry Topping

Seamer 1.5 miles, Stokesley 1.6 miles, Great Ayton and station 4.3 miles (London Kings Cross 3 hours 55 minutes), A1(M) (Jct. 51) 22.9 miles, Leeds Bradford Airport 53.9 miles

**Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority, application ref: 19/00026/FUL**

#### **Barn 1 (4-bedroom) proposed layout**

**2,091 sq. ft (194 sq. m):** predominantly on ground floor: Lounge | Kitchen/dining room Utility Cloakroom, with glazed link to a study 2 Bedrooms, 1 with en suite | Bathroom  
Second floor: 2 Bedrooms | Bathroom | Garden  
Approx 1.01 acre

#### **Barn 2 (5-bedroom) proposed layout**

**3,825 sq. ft (355 sq. m):** Ground floor: Lounge Dining area | Kitchen/breakfast room | Utility Cloakroom | Cinema/games room | 2 Bedrooms Bathroom | First floor: 3 Bedrooms with en suite, 1 with dressing room | Garden | Approx. 1.95 acre

#### **The property**

Applegrove Barns is a red and variegated-brick complex currently offering a total of almost 5,300 sq. ft. of space. The buildings are arranged in a traditional loose courtyard form with a further store on the eastern side and are a mix of one and two-storey with a two-storey range on the east side of the courtyard, and a short two-storey wing on the south side, the remainder being one-storey. The buildings lie to the north of a two-storey

farmhouse, accessed by a track approx. 200 metres long. The buildings offer the prospective purchaser an ideal opportunity to purchase and develop the barns individually or to create one stunning family home (STP), with the potential to incorporate retained features including some vaulted ceilings, exposed beams, and cobblestone flooring.

#### **Outside**

The property is approached over a shared driveway (with shared maintenance costs) and benefits from 2.96 acres in total, Barn 1 (1.01 acre), Barn 2 (1.95 acre), see plan below. The barns enjoy long distance views over open countryside.

#### **Location**

The popular Georgian market town of Stokesley has a wide range of day-to-day amenities including a farmers' market, local supermarkets, boutique shopping, tea and coffee houses, bistros, restaurants, a library, leisure centre, golf course, cricket club, bowling green and primary and secondary schooling, all surrounded by beautifully scenic countryside offering a wide range of walks and cycling routes.

Great Ayton is a picturesque village with two centres and village greens, linked by the River Leven which flows through the village and offers amenities including boutique and High Street shopping, churches, an award-winning inn, public house and coffee shop.

Communications links are excellent: the A1(M) ensures easy access to both the north and south of the country, as do the excellent links on the Esk Valley Line from Great Ayton train station. The area has a good selection of state primary and secondary schools including Nunthorpe Primary Academy (rated Outstanding by Ofsted), as well as a wide range of independent schools including Yarm, Teesside High, Red House and Ampleforth College.





