



Applegrove Barns, Tame Bridge, North Yorkshire

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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.







Directions

From the centre of Stokesley, head southwest 0.1 miles. At the roundabout, take the 2nd exit onto High St/B1365, continue to follow B1365 for 0.5 miles. Continue onto W End 371 ft, continue onto Westlands for 0.2 miles. At the roundabout, take the 1st exit, continue for 0.3 miles then turn right, after 0.2 miles then right again. At the fork in the road take the left road and the barns will be on the left-hand side, identified by a For Sale board.

General

Local Authority: Hambleton District Council

Services: Mains water, Three-phase electricity, private drainage at this property that may not comply with the relevant regulations.

Tenure: Freehold

Guide Price:

Barn 1 - £220,000 | Barn 2 - £400,000

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Health & Safety The buildings are dilapidated and are not suitable for small children. Viewers should exercise caution when entering and viewing is strictly accompanied only.

Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

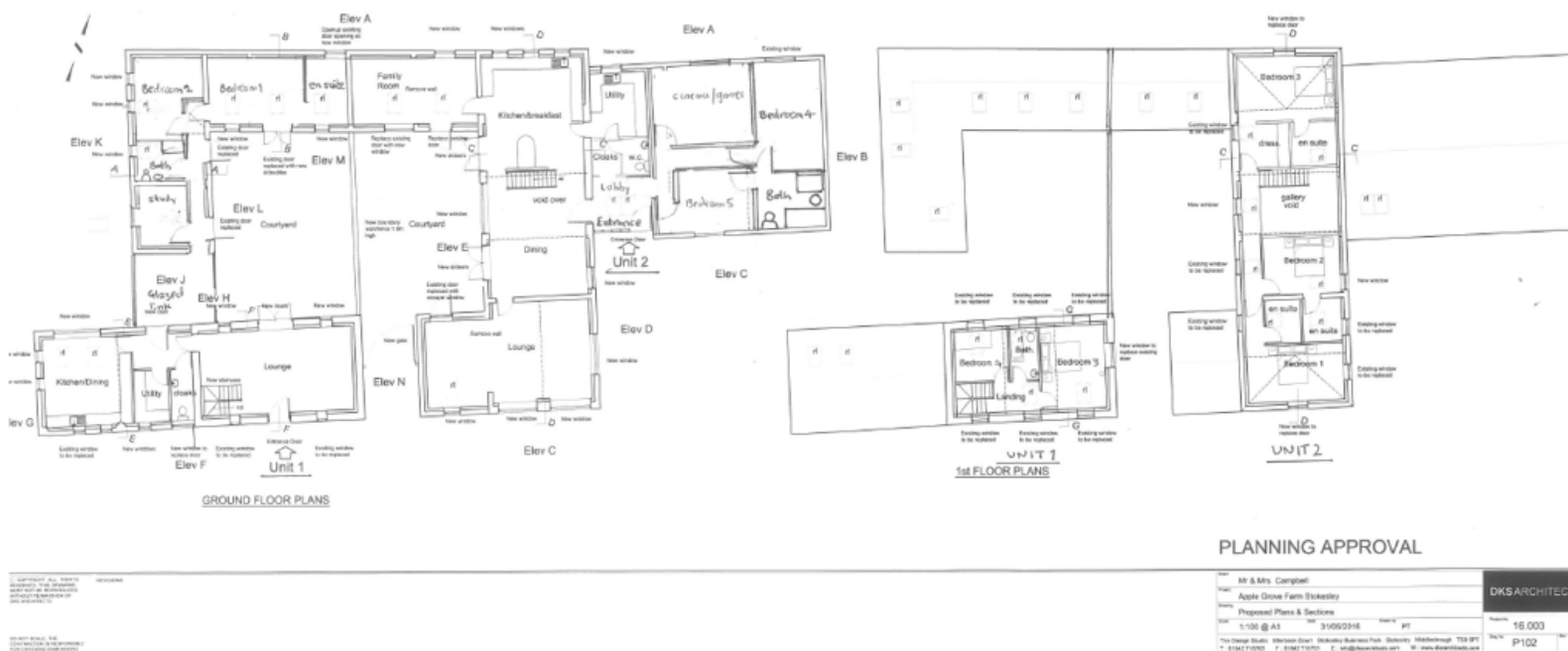
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