Thwaites House | Chop Gate, North Yorkshire

BoultonCooper

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Est. 1801

Thwaites House
Chop Gate, North Yorkshire

Thwaites House is a well-proportioned four bedroom detached farmhouse, situated within the north western extent of the North York Moors National Park. Whilst the property is situated in a rural setting, along a private, gated track set back from the public highway, Stokesley town centre and its extensive amenities is only 8 miles to the north, and the market town of Helmsley 13 miles to the south. The property also benefits from being accessible to Northallerton, Darlington, and Teesside, offering proximity to the A1, and train and airport connections.

The property has been much improved over the years, whilst still offering considerable scope for further development (subject to the necessary permissions) to create a superb family home with business potential and/or annex accommodation and home office, within substantial and attractive gardens and land.

Thwaites House is in a secluded and idyllic rural location, offering a nature lover's haven, with an abundance of moorland birds, small mammals, moths and butterflies, across open moorland and woodland. The National Park is a wonderful setting for walking, running, cycling, horse riding, water sports, and numerous outdoor activities.

In all 9.20 acres or thereabouts.

Guide Price £750,000

ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL
With double radiator.

DINING ROOM
3.71m x 3.66m (12'2 x 12')
With front aspect timber framed sliding sash window, cast-iron wood burning stove on stone hearth, and double radiator.

KITCHEN
2.64m x 2.31m (8'8 x 7'7)
Fitted with a range of base units with work surfaces over, single inset sink with chrome mixer taps over, space for both a gas and an electric cooker, and stainless steel extractor hood. Rear aspect timber framed window, and door to:

PANTRY
Fitted shelving.

REAR LOBBY
With double radiator, and door to the rear.

BOOT ROOM
With rear aspect timber framed window, and single radiator.

CLOAKROOM
Low flush wc, pedestal wash hand basin, storage cupboard, and side aspect opaque timber framed window.

FAMILY ROOM
4.14m x 3.96m (13'7 x 13')
With front aspect timber framed sliding sash window, timber ceiling beams, and double radiator.

INNER HALL
With single radiator.

BATHROOM
A three-piece suite comprising panelled bath with shower over, low flush wc, and wash hand basin. Storage cupboard, heated towel rail, 'Worcester' oil-fired boiler, and roof light.

UTILITY ROOM
5.13m x 3.07m (16'10 x 10'1)
With rear aspect timber framed window, sliding doors to the outside, and twin roof lights.

SITTING ROOM
4.78m x 3.53m (15'8 x 11'7)
With 3 no. side aspect timber framed windows, timber ceiling beams, and 2 no. double radiators.

STUDY
4.47m x 2.59m (14'8 x 8'6)
A dual aspect room with timber framed windows to each side, and double radiator.

TO THE FIRST FLOOR

LANDING
A galleried landing with rear aspect timber framed window.

BEDROOM 1
3.86m x 3.23m (12'8 x 10'7)
With front aspect timber framed sliding sash window offering delightful views, built-in double wardrobe including hot water immersion heater, and double radiator.

BEDROOM 2
3.61m x 3.43m (11'10 x 11'3)
With front aspect timber framed sliding sash window offering delightful views, built-in triple wardrobe, and double radiator.

BEDROOM 3
3.68m x 2.54m (12'1 x 8'4)
Rear aspect timber framed window, and single radiator.

BEDROOM 4
3.18m x 2.13m (10'5 x 7')
Rear aspect timber framed window, and single radiator.

SHOWER ROOM
A three-piece suite comprising double shower cubicle, low flush wc, and pedestal wash hand basin. Part-tiled walls, heated towel rail, front aspect timber framed sliding sash window.

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OUTSIDE
To the outside, the property is approached along a shared private track, set back from the from the public highway.

The attractive gardens lie to the south and east of the property and include gravelled and lawned areas, herbaceous borders, and kitchen gardens.

The grassland extends to 9.20 acres or thereabouts (3.72 hectares) and includes a pond. The grassland is conveniently located to the north of the grounds of Thwaites House, and accessed from the farm track, with road frontage on to Raisdale Road.

GARAGE
6.12m x 4.95m (20'1 x 16'3)
With double doors to the front, three roof lights, and personnel door to the rear.

OUTBUILDINGS
Adjoining the eastern elevation of the property there are a range of useful stone outbuildings, comprising stable with roof light, two ground floor stores and external staircase to a first floor store with roof light. We consider the outbuildings offer some scope for further development, subject to the necessary permissions.

SERVICES
We understand that the property is connected to a mains electricity supply. Oil-fired central heating; spring fed water supply (access afforded to spring and tank); private septic tank drainage. Security system by ADT, WiFi by satellite. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property. The property benefits from secondary glazing throughout.

TENURE
We understand to be freehold with vacant possession on completion.

VIEWING
Strictly by appointment with the Agents, BoultonCooper. Tel. 01653 692151.

DIRECTIONS
From our Malton office, proceed on the B1257, passing through Helmsley and continuing on the B1257 to Chop Gate. At the northern end of the village, turn left on to Raisdale Road for approximately 3.5 miles. The track to Thwaites House can be found on your left hand side with a five bar gate noting the property name. Please note, there is no 'For Sale' board at the property. Postcode: TS9 7JH.

PUBLIC RIGHTS OF WAY
A public footpath runs from Raisdale Road along the private track to the north side of the property, which splits south to run along the eastern and southern boundaries of the grounds, and west to pass between the gardens and grassland.

RIGHTS OF WAY
The neighbouring landowner has a right of way across the track for agricultural purposes. The property is sold subject to all rights of way, wayleaves and easements whether or not expressly referred to in our sales particulars.

SPORTING & MINERAL RIGHTS
Sporting and mineral rights are included with the sale so far as they are owned. We understand the Sporting Rights over part of the land are reserved to a neighbouring landowner.

COUNCIL TAX BAND
We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with Hambleton District Council, Civic Centre, Stonecross, Rotary Way, Northallerton, DL6 2UU.
t: 01609 779977.

ENERGY PERFORMANCE RATING
Assessed in Band F. The full EPC can be viewed at our Malton office.

PLANNING AUTHORITY
North York Moors National Park Authority.
The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP
t: 01439 772700

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VIEWING

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COUNCIL TAX BAND

F

ENERGY PERFORMANCE RATING

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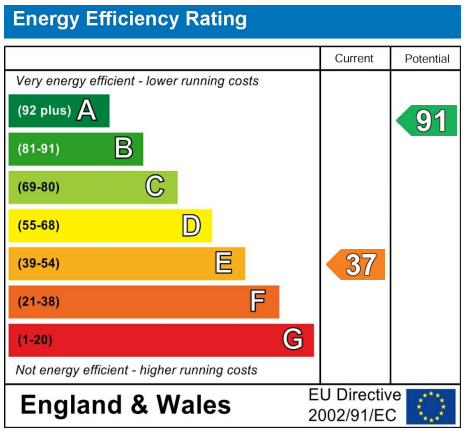

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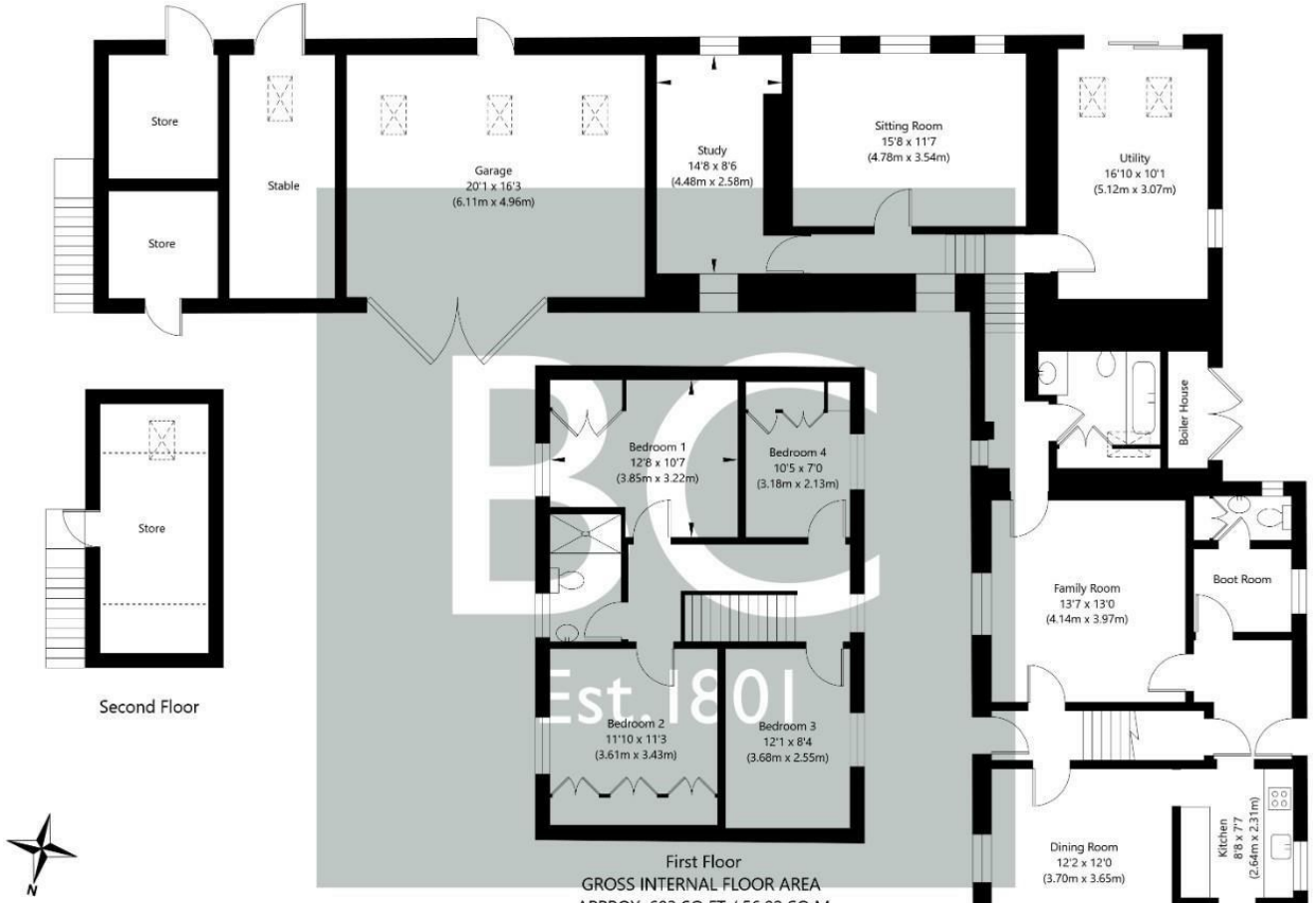

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1980 SQ FT / 183.95 SQ M - (Excluding Garage, Stores and Boiler House)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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