



HANSTEAD

Streetlam, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND



HANSTEAD

STREETLAM, NORTH YORKSHIRE DL7 0AJ

Northallerton 5 miles, Darlington 12 miles, Yarm 16 miles,
Teesside Airport 18 miles, Richmond 12 miles
(Distances approximate)

AN ATTRACTIVE EQUESTRIAN PROPERTY WITH A DETACHED
BUNGALOW, EXTENSIVE STABLING AND SUPPORTING BARN. IN
ALL, ABOUT 4 ACRES INCLUDING WELL LAID OUT PADDOCKS.

Accommodation

Entrance Hall • Living Room • Sitting Room with Dining Area
Kitchen Breakfast Room • Bedroom Four or Office • Utility Room
Ground Floor W.C. • Three Further Bedrooms • Family Bathroom • EPC 55 (D)

Externally

Large, Mature Gardens and Gravelled Parking

Purpose-built stable block with 10 loose boxes, feed store and tack room with
electricity to each individual stable, mains water and a rateable value of £2,325
for small business relief

Waddington portal frame building with electricity and lighting, built in 2015
Post and rail fenced and watered paddocks with native hedging



GSC GRAYS
PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk



Situation and Amenities

Hanstead is situated on the edge of Streetlam village, one of several small pretty villages north and west of Northallerton, perfectly situated between the A19 and the A1 from where there is excellent road access north and south with plenty of quiet lanes and bridleways, ideal for those with a love of the outdoors.

Northallerton has an excellent range of boutique and national shops, restaurants, bars, cafes and professional services and there are excellent schooling facilities for all ages, and accessible independent schooling including the well renowned Yarm School and Teesside High School.

The nearest train station is at Northallerton (5 miles), which has a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside Airport only 18 miles away.

For the equestrian enthusiast, there are 2 major equestrian competition centres at Northallerton and Richmond and several smaller equestrian centres close by, hosting British Eventing, British Showjumping, British Dressage and an array of unaffiliated competitions with pony clubs and riding clubs to suit all. The property sits on the border of the Hurworth and Bedale Hunts, with the Zetland, York and Ainsty, Cleveland and Bilsdale all within a 20 minute drive.

Hanstead

Hanstead is an attractive, modern bungalow with a pleasant south and westerly aspect from the principal reception rooms and views over the paddocks from the kitchen and sitting room. Having been extended by the current owners, it has well-proportioned rooms, large window openings, open views and is set in a large area of garden with a wide gravel sweep for parking.





The reception hall gives access into the living room, kitchen and family bathroom along with the bedrooms at the eastern end of the bungalow. The living room has a central fireplace and a box bay window with views over the neighbouring farmland. A door from here takes you through to the office or fourth bedroom, which has a dual aspect and is a more recent extension benefitting from under-floor heating.

The main sitting and dining area feels like the hub of the home with double doors out to the patio. Providing views over the paddocks, this is a perfect spot for enjoying the evening sunshine. A door from the dining area opens up into the kitchen breakfast room which boasts a fully fitted, modern kitchen and a large open-plan area with plenty of space for a kitchen table. There is also a breakfast bar, ideal for a coffee with friends, with a dual aspect view from the kitchen windows over the paddocks and stables. The utility room provides space for the essentials with a door out to the gardens and a w.c as well as plenty of space for coats and boots.

The three further bedrooms are all doubles, two of which face south with views over farmland whilst the one on the opposite side of the bungalow overlooks the paddock. The bathroom is large and has both a bath and shower to suit all needs.

The bungalow has been well-maintained and extended by the current owners with a mix of under floor heating to the newer sections and electric storage heating for the original sections along with hard wood window frames, a mixture of solid ash and maple doors and a mix of Jura limestone, limestone floor tiling and carpeted bedrooms.

Storage Building and Stables

Accessed from the main entrance drive, there is a range of purpose-built stables with ten loose boxes plus a tack room and feed store. It is built of block with tiled roofing and is fully connected to water and electricity.

A large storage building was built in 2015. It is Waddington brand and constructed of 3 bays of steel portal frame, has block walls to 5' with timber space boarding below a corrugated fibre cement roof. It has a concrete floor and measures 13.5m x 8.8m.

The Paddocks

There are several paddocks beside the bungalow and buildings which have access from the main driveway.

The enclosures have post and rail fencing and some native planted hedge. Water is available.

Services

Mains electricity and mains water. Drainage is to a private septic tank located within the property boundary.

Rights of Way, Easements, and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

There are no public rights of way over the property.

Tenure

The property is freehold and will be available with vacant possession on completion.

Occupancy

It is believed that the bungalow was built with an agricultural occupancy condition, subsequently amended to include an equestrian occupancy restriction relating to proposed equestrian business primarily keeping, breeding and hiring of horses. Interested parties should make their own enquiries of the local planning department.



GENERAL INFORMATION

Local Authority

North Yorkshire Council.

Tel: 01609 779977

Council Tax

Band E.

EPC

Rating of D 55

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, white goods, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

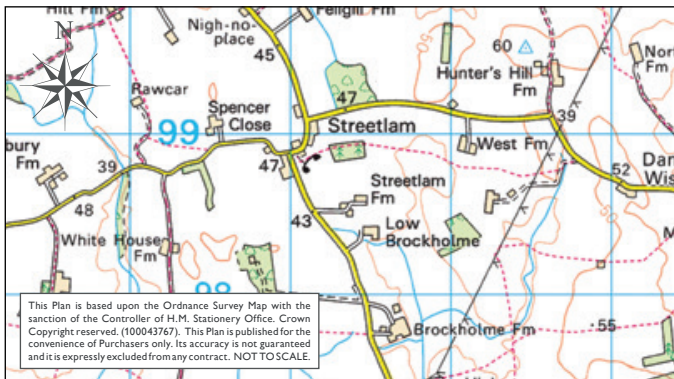
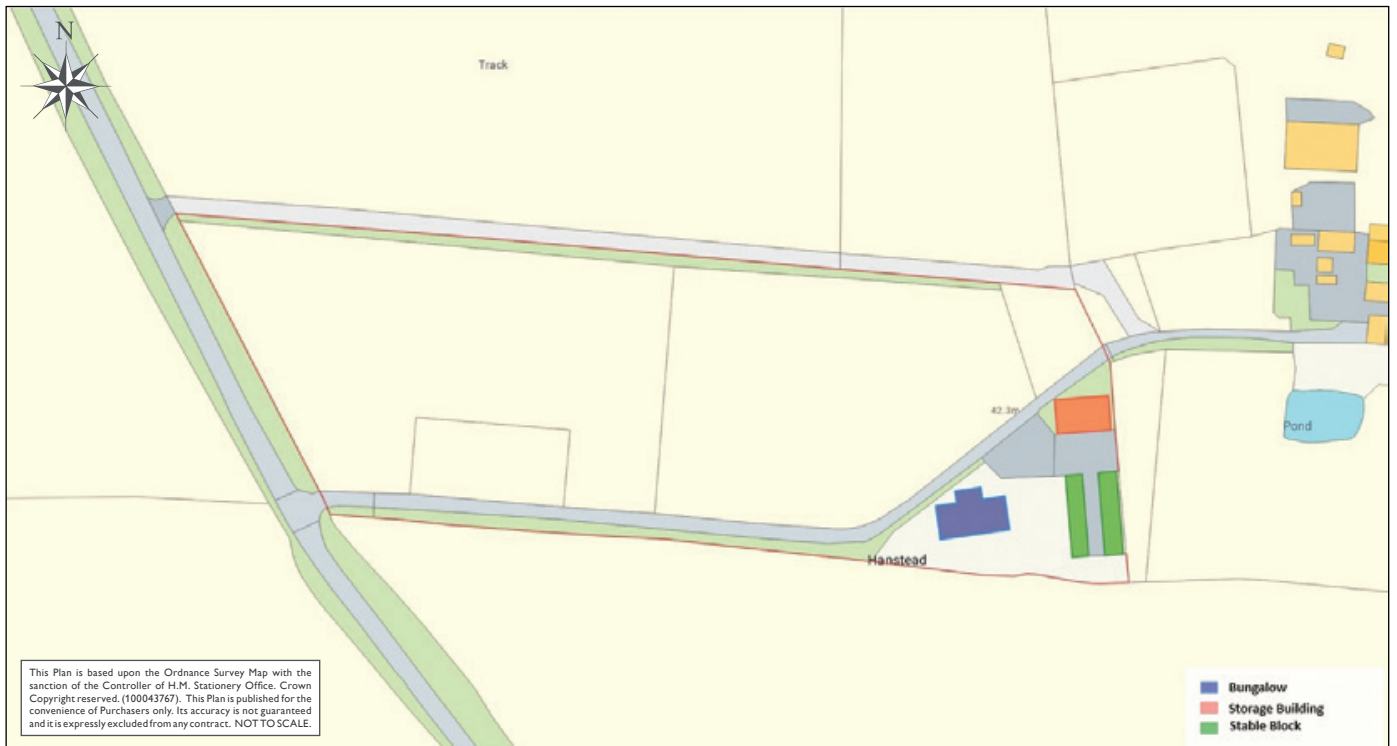
Directions (DL7 0AJ)

From Streetlam village heading south on the village road for a approx. 500 metres looking for the left hand turn along a private lane signposted Hanstead

what3words: ///thrilled.crackles.awakes

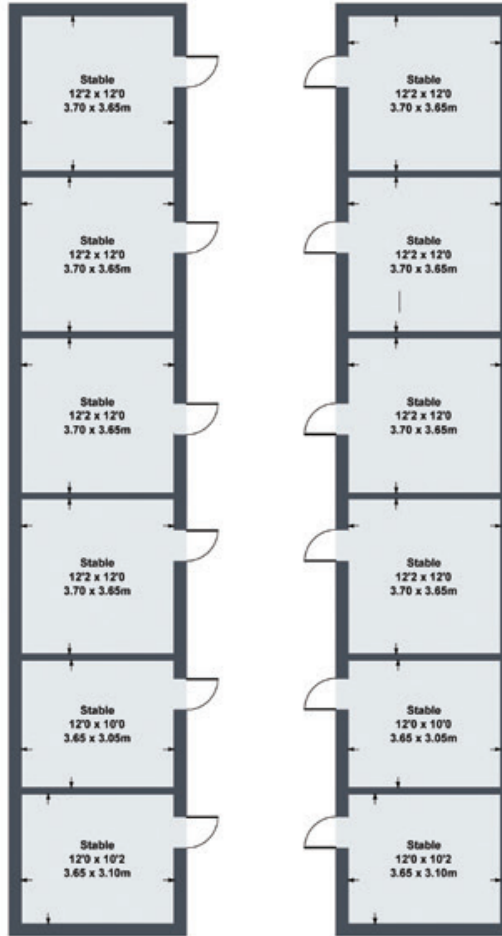
Viewing

Strictly by appointment through the Selling Agents GSC Grays
Tel: 01748 829 217





OUTBUILDINGS



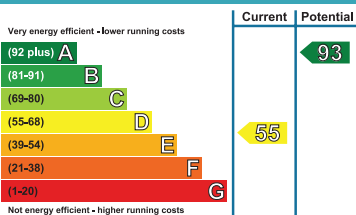
Hanstead, Streetlam, Northallerton DL7 0AJ

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2024

Photographs taken: XX XX