



OAK HOUSE & ACORN LODGE
Chop Gate, North Yorkshire





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CHOP GATE, NORTH YORKSHIRE, TS9 7JR

A GOLDEN OPPORTUNITY TO ACQUIRE A COUNTRY RESIDENCE WITH A SUBSTANTIAL PRINCIPAL HOUSE REQUIRING REFURBISHMENT, AN IMMACULATELY PRESENTED STANDALONE STONE-BUILT LODGE, DEDICATED STABLES AND A LARGE OUTBUILDING, SET WITHIN WELL-MAINTAINED GROUNDS WITH A TENNIS COURT, EXTENDING TO ABOUT 12.55 ACRES

- A substantial and imposing stone-built country house in need of improvement and modernisation
- A beautifully presented and spacious stone-built lodge that has recently been renovated
- An attractive detached stone-built outbuilding formally used as a blacksmiths workshop
- Exceptional equestrian facilities and productive grass paddocks
- Lawned gardens with a newly established all-weather tennis court

About 12.55 acres (5.08 ha)
FOR SALE AS A WHOLE



GSC GRAYS

PROPERTY • ESTATES • LAND

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

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Situation

Oak House sits in the open countryside of Bilsdale located between the attractive market towns of Helmsley and Stokesley. The homestead is situated in a beautifully location in an elevated position with a private access off the B1257 onto a tarmac private road, which leads up through the fields and gardens to the entrance of the property.

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park, just a short drive from Helmsley (9 miles) and Stokesley (9 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and a village hall.

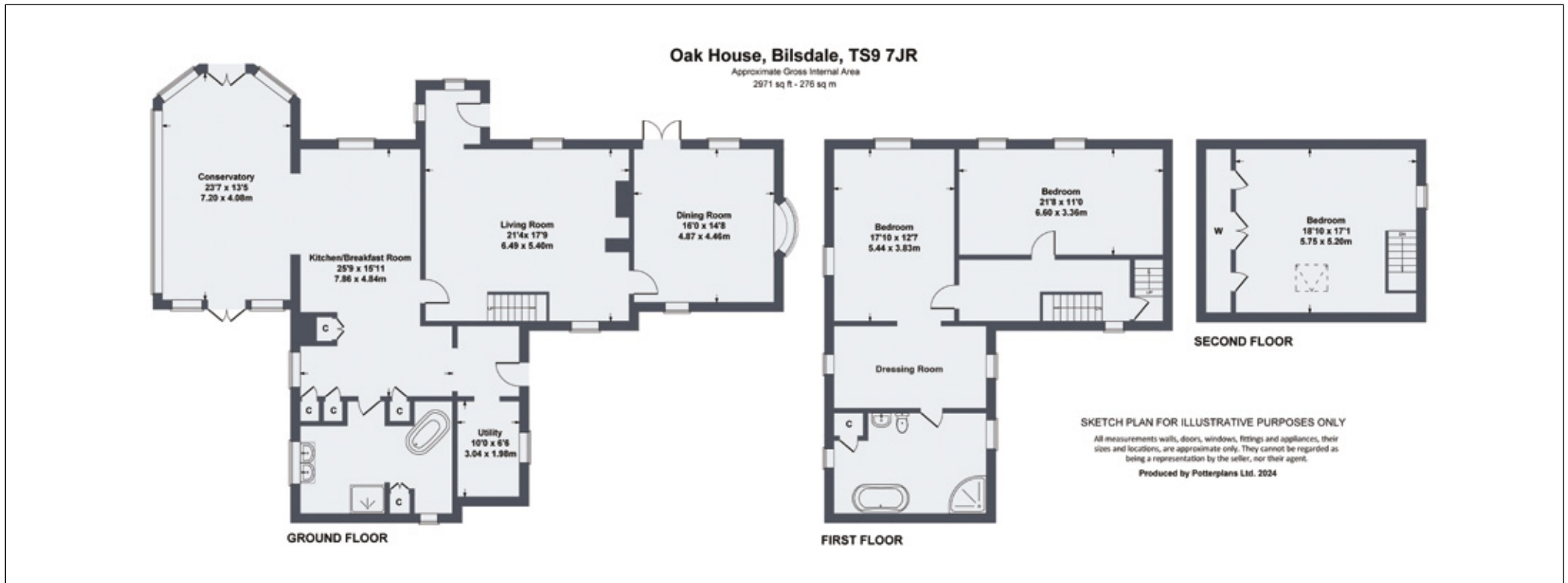
Whilst situated in a beautiful rural location, the property has quick access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centre of Teeside (15 miles) and the historic city of York (35 miles). Thirsk (15 miles) provides regular mainline train services to York, Newcastle, and London Kings Cross and there is also good access to Durham Tees Valley Airport.

Description

Oak House is a desirable country property extending in total to about 12.55 acres (5.08 ha) comprising an attractive and characterful stone-built house which requires modernisation. There is also a detached and spacious stone-built lodge, excellent equestrian facilities, a newly established all-weather tennis court with a combination of well-maintained lawned gardens and productive grass paddocks.

The property is being offered for sale due to relocation and is available as a whole.





Oak House

A substantial and imposing stone-built house that extends to approximately 2,971 sq ft and provides spacious accommodation over two storeys, comprising:

Ground Floor: Porch, kitchen/breakfast room, sitting room, dining room, orangery, utility and a bathroom.

First Floor: Two bedrooms, dressing room, and a bathroom.

Second Floor / Attic: Bedroom.

The property could be comfortably reconfigured to accommodate four/five bedrooms.

Adjacent to Oak House is a substantial detached stone building currently utilised as a workshop/garage with scope for a variety of alternate uses. There is also a beautifully maintained lawned garden and a newly established all-weather tennis court.

Acorn Lodge

A beautifully presented two-bedroomed lodge that has undergone a complete refurbishment last year. The lodge is built of stone with a pantile roof, it extends to approximately 1,719 sq ft and provides bright and generous accommodation, comprising:

Ground floor: Entrance Hall, utility, open plan kitchen/dining room, lounge, double bedroom, ensuite and a large separate storage room.

First floor: Double bedroom and ensuite.

Both properties sit in an elevated position and take full advantage of the stunning views looking south and west over the dale.

Equestrian Facilities

The equestrian facilities comprise a standalone stable block constructed of dressed stone under a pantile roof and includes six loose boxes and a separate feed & tack room. The stabling facilities were historically utilised by a local racehorse trainer and have been built to a high specification.

Land

The land extends in total to around 12.55 acres (5.08 ha) with the property set centrally within it. It is made up of mowable pastures and mixed grazing divided into good sized enclosures that are predominantly bound by stone walls with natural water sources for livestock / horses.

It is predominantly classified as Grade 4/5 with clay loam soils and is generally south facing, lying between 185m and 215m above sea level. The land has historically been occupied by a local grazier; however vacant possession will be available on completion of a sale.







GENERAL INFORMATION

Rights of Way and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

The property has its own private water supply fed from a natural spring, mains electricity (single phase) and oil-fired central heating with domestic drainage to a septic tank shared by both properties.

Local Authorities

North Yorkshire County Council
County Hall, Northallerton, North Yorkshire, DL7 8AD

Tel: 0845 8727374

Council Tax

Oak House – Band F
Acorn Lodge – Band E

EPC

Oak House – Band F
Acorn Lodge – Band E

Designations

The property lies within the North York Moors National Park.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.



Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities will be indicated by T marks on the transfer plan.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Sporting Rights & Mineral Rights

Sporting and mineral rights are included in the sale in so far as they are owned.

Timber

All standing and fallen timber will be included in the sale.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No election to tax has been made in respect of the property.

Solicitors

Newtons Solicitors
49 Coniscliffe Road
Darlington
Co. Durham
DL3 7EH
Tel: 01325 250111
Patrick Quigley acting.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829217. Given the potential hazards of a working farm we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Directions (TS9 7JR)

From Helmsley, head northwest on the B1257 for about 9 miles passing signs to Rievaulx Abbey, skirting Rievaulx Moor and up into Bilsdale valley. Proceed through the hamlet of Fangdale Beck and continue heading north for a further 2 miles. The property is located on the righthand side and signposted by a GSC Grays sale board.

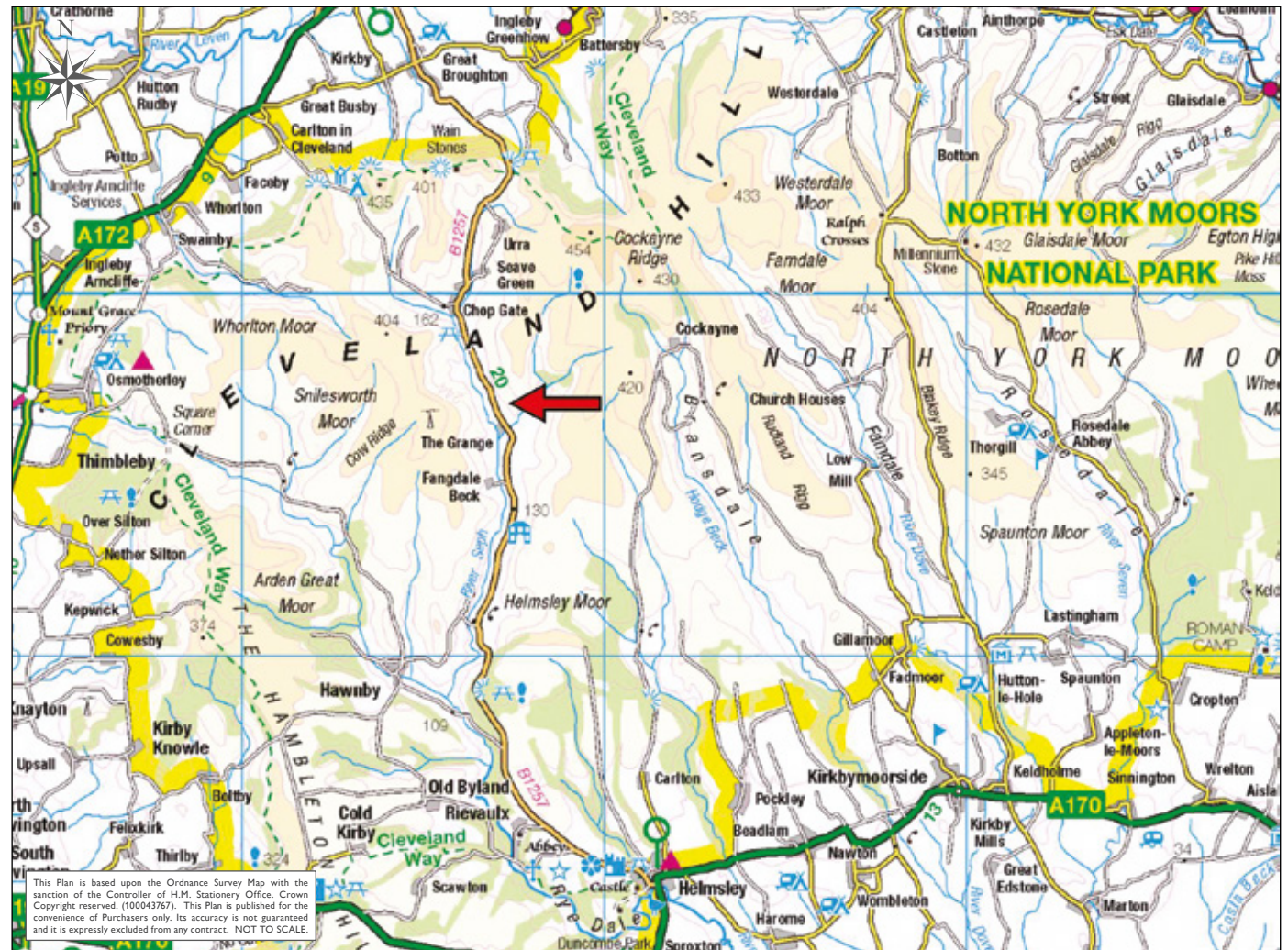
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Conditions of Sale Purchase Price

Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.



Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Overseas purchasers

Any offer by a purchaser(s) who is resident out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting

It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.



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 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: June 2024

Photographs taken: June 2024

