



HOME FARM KIRBY HILL
Boroughbridge, York



HOME FARM KIRBY HILL

York, YO51 9DS

A fantastic residential development opportunity comprising a superb detached family home and building plot with outline planning permission for two detached dwellings. Positioned centrally in the popular village of Kirby Hill, this rare opportunity will suit developers or those wishing to self build.

ACCOMMODATION

- Exciting Development opportunity
- Outline planning permission for two detached dwellings
- Beautiful 3 bedroom Detached Home
- Garage with annexe/office potential
- Fantastic village location
- Immaculate family Home
- Viewings recommended to appreciate the size of the plot
- Popular Village



GSC GRAYS

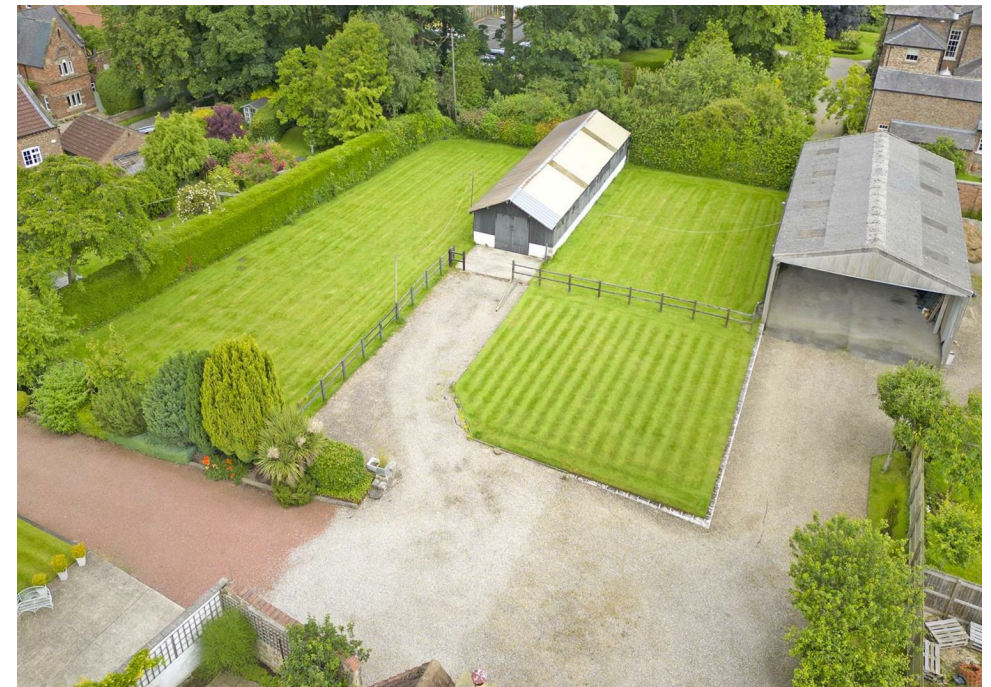
PROPERTY • ESTATES • LAND

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Situation and Amenities

Home Farm situated in the centre of the village of Kirby Hill. A pretty North Yorkshire village in a convenient position around 1 mile from the centre of Boroughbridge. The village has a thriving community based around the primary school and church and there is also a busy pub. A huge array of amenities can be found in Boroughbridge, these range from independent boutiques and eateries to the traditional local butchers and bakeries. The Crown Hotel has recently been refurbished and there are several popular public houses that offer excellent dining options. Boroughbridge High School is the local state secondary school and the public schools of Cundall Manor, Queen Mary's and Queen Ethelburga's are a short drive away.

Kirby Hill is easily accessible and, for commuters, the A1 and motorway network is a couple of minutes drive. Thirsk station offers trains to London's King's Cross on the East Coast mainline making the journey from the front door to the capital being under 3 hours.





Home Farm

Home Farm has been a much loved family home for many years. Consisting a beautiful detached house and garage with potential annexe over, gardens and two barns. the property now has the benefit of Outline Planning permission for the construction of two detached dwellings. Planning Reference 22/03277/OUT

This exciting development opportunity is sure to generate a high degree of interest due to its popular location.

Briefly comprising:

The House:

To the ground floor: Reception hall with staircase off, shower room and w.c, treble aspect lounge with patio doors to the rear, stunning living/dining/kitchen, utility room.

To the first floor: Landing leading to bedroom 1 with full length fitted wardrobes, bedroom 2 with walk in wardrobe, bedroom 3. House bathroom

Garage: There is a brick built detached double garage and a staircase leads to a useful room which is currently office space. this could be converted to an annexe or teenagers den subject to building regulations.



Externally

The property is approached via a timber gate and a gravelled driveway leads down the side of the property. A concrete driveway leads to the garage. To the side and rear of the house are the enclosed gardens which give a high degree of privacy to the house. To the left of the drive is the area of grass and barns where outline planning permission has been granted for 2 detached dwellings planning ref 22/03277/OUT.

Services

All mains services connected

Local Authority and Tax Band

North Yorkshire Band F

Particulars and Photos

Details prepared and photographs taken June 2024

Viewings

Strictly by appointment with GSC Grays 01423 590500

what 3 words

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Disclaimer

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 should not be relied upon 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.





TOTAL APPROX. FLOOR AREA EXCLUDING ALL EXTERNAL BUILDINGS 2020 SQ.FT. (187.7 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

