



THE BARN WHORLTON
Swainby, Northallerton



GSC GRAYS
PROPERTY • ESTATES • LAND

THE BARN WHORLTON

Northallerton, North Yorkshire, DL6 3HT

The Barn is an immaculate equestrian and lifestyle facility, tucked away on the edge of the hamlet of Whorlton, just a short drive out of Swainby and adjacent to some wonderful bridleways.

This excellent and meticulously-maintained facility stands in approximately 7 acres with four stables, a large barn store and workshop, all with access for large vehicles.

There is a mix of well-fenced paddocks, field shelters, hay fields, vegetable gardens and chicken coop, all with outstanding views of the local countryside.

** Please note a four-bedroom family home located in Swainby just a short distance away is also available by separate negotiation **



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Situation and Amenities

Swainby sits just inside the North Yorkshire Moors National Park, with Scugdale Beck running through the village against the backdrop of the Holy Cross Church. The characteristics of the village and surrounding area consist of traditional Yorkshire dry stone walls, sweeping hills, sheep, heather and moor land. There is a local shop, tea room, The Rusty Bike Cafe and two pubs, both serving food. The Cleveland Way and National Cycleway pass through the village and there are a number of bridle paths close by.

Stokesley 5 miles, Northallerton 8 miles, Middlesbrough 14.5 miles, Darlington 20 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.





The Barn, Whorlton

Situated just a short drive out of the village of Swainby and standing on the edge of Whorlton, The Barn enjoys outstanding and far-reaching views out towards Whorl Hill, Scugdale and the Moors as well as an uninterrupted view back over the villages towards the Dales and Pennines in the distance.

The lifestyle and equestrian facilities are first class, the large barn providing four stables (space for more if required) with an attractive, covered verandah to the front. There is an additional, large, open barn and store with full height double doors for farm vehicle access and a large integral workshop with further storage.

There are multiple paddocks, all fenced and two with field shelters, along with an exercise paddock and two large additional fields, currently used for hay. There is plenty of space with potential for a menage (subject to planning) and there is direct access straight out onto bridleways.



Adjacent to the barn are a range of raised beds for vegetable and fruit gardens, a greenhouse and a chicken coop with run.

There is a hard standing available for parking and gated access for large vehicles with plenty of space for manoeuvring.

There is power and lighting along with a bore hole providing water.

Tenure

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

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Local Authority

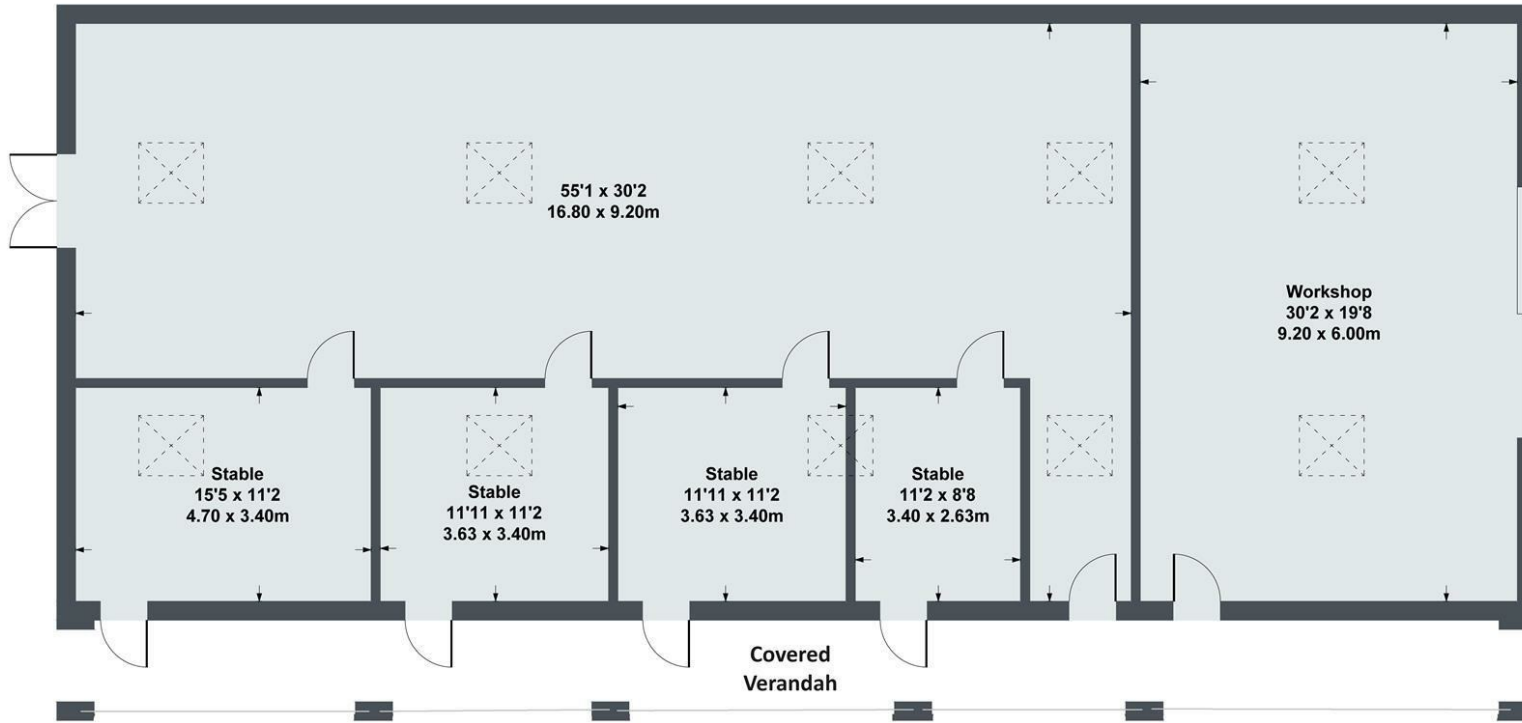
North Yorkshire Council.

Particulars and Photographs

Particulars prepared and photographs taken June 2024.



The Barn, Whorlton



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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