

HIGH BRACKEN HILL

Chop Gate, Bilsdale, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



HIGH BRACKEN HILL

CHOP GATE, BILSDALE, NORTH YORKSHIRE TS9 7LL

HIGH BRACKEN HILL IS AN EXCEPTIONAL, CHARACTER FAMILY HOME WITH FIVE BEDROOMS AND THREE BATHROOMS, SET IN WONDERFUL GARDENS AND WITH UNRIVALLED VIEWS ACROSS BILSDALE.

SET IN APPROXIMATELY 13.8 ACRES OF LAND AS A WHOLE, THE PROPERTY INCLUDES TWO ADDITIONAL STONE BARNES WITH FURTHER POTENTIAL ALONG WITH FORMER STABLES AND A RANGE OF OUTBUILDINGS.

Accommodation

Entrance Porch • Living Room • Sitting Room • Family Kitchen / Dining Room
Utility Room • Laundry Room • Boot Room • Ground Floor W.C. • Conservatory
Master Bedroom with Dressing Room and En Suite • Three Further First Floor
Double Bedrooms • Luxurious Bathroom with Views • Modern Shower Room
Second Floor Bedroom or Study

Externally

Former Stables and Tack Room • Two Detached Stone Barns Used for Storage,
Garaging, Workshop and Home Office, All with Further Potential • Potting
Shed with Twin Double Doors for Garden Machinery Access • High Quality
Cedar Greenhouse • Vegetable and Fruit Garden with Protective Netting • South
Westerly-Facing Terrace with Views, Perfect for Entertaining • Pond and Small
Brook • Productive Orchard • Glorious, Well-Stocked Gardens • Grassland



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

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk





Situation & Amenities

The village of Chop Gate is idyllically situated in the Bilsdale area between Stokesley and Helmsley. It has its own school, chapel, cricket pitch, village hall and The Buck Inn pub.

The nearby market town of Helmsley offers a range of independent country shops and well-known hotels (The Black Swan and The Feversham Arms, with its own spa) and is a smart destination for tourists, while the nearby Georgian market town of Stokesley will provide all of the amenities you should need.

Bilsdale is a special place within the North York Moors National Park, known as a valley with thousands of sheep, only a few hundred people and the most fantastic views you are likely to find anywhere.

Stokesley 10 miles, Helmsley 10 miles, Northallerton 22.7 miles, Middlesbrough 16.2 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, Newcastle and Leeds Bradford.

High Bracken Hill

High Bracken Hill offers an almost perfect lifestyle opportunity for those with a love of the outdoors or with equestrian interests. The family home itself provides versatility with annexe potential if required and has been immaculately and thoroughly restored by the current owners to an exceptional standard, including the addition of under-floor heating to the ground floor.

Large living spaces throughout give plenty of light and the thoughtful layout offers everything a modern family will need, including social areas for those wishing to entertain along with options to escape and read a book or enjoy a nap in some of the quiet, peaceful spots.

The gardens and grounds of High Bracken Hill are truly exceptional, offering something for all the family to enjoy. Set within approximately 13.8 acres of grassland, orchard, moorland and gardens, this property is ideal for those with small holding or equestrian interests, whilst those with green fingers will adore the well-stocked gardens and quality gardening facilities.

The stone barn workshop and garaging is first class and also offers excellent office space for those who work from home. The second, substantial stone barn provides perfect dry storage solutions with plenty of further potential for those with a vision for development.

Accommodation

Stone steps lead up to the main front door, opening into the entrance porch where there is a built-in cloak cupboard, limestone flagged flooring and a window showcasing the magnificent views over the moors towards Bilsdale. From here, there is a hallway with the main staircase to the first floor and further doors to the sitting room and the kitchen/dining room.

The sitting room features an exposed beam and is a peaceful, quiet space in which to relax and enjoy the views down the valley towards the hills.

The open-plan kitchen and dining room is filled with light from windows to two sides. There is ample space for a large table, whilst the sociable kitchen area benefits from a central island and is a lovely space in which to entertain friends and family.



There is a good range of fitted units with polished granite worktops and integrated appliances including Neff electric ovens and a five ring Neff induction hob. The adjacent utility room offers a vast amount of space and storage options and is fitted in the same style as the kitchen. The limestone flagged floor continues through here and there is a characterful ceiling beam, additional sink unit, plumbing for a washing machine and a window looking out towards the stables.

A door from the utility leads through to the boot room, which has a further sink unit and houses the gas central heating boiler and water cylinder. There is plenty of space for cloak storage, windows to two sides and a door leading outside, making this an ideal rear entrance when returning from walking in the surrounding countryside.

To the opposite side of the house, the spacious living room really makes the most of the superb views with windows to two sides and double doors opening straight out to the front terrace with uninterrupted views over the valley. The room features a range of hand-built bookshelves, engineered oak flooring and a wood-burning stove with tiled hearth and oak surround. A second staircase leads up to the first floor and there are further doors to the kitchen/dining room, laundry room and conservatory.

The laundry room is fitted with a sink and storage units with plumbing and space for a washing machine and tumble dryer, access to the ground floor cloakroom/w.c. This room links through to the conservatory, which is uPVC-built with tiled flooring and access out to the side of the property.

To the first floor, there is a spacious, L-shaped landing, flooded with light from the south westerly-facing window, with a further staircase leading up to the second floor. To one side, there are three, good-sized bedrooms and two bathrooms, which have both been fitted to a modern and luxurious standard. One of the bathrooms features a large step-in shower cubicle whilst the other benefits from a free-standing bath from which you can enjoy a private view of the moors.



The central bedroom, which would also work perfectly as a nursery or a study, links through to the master suite at the other side of the house. Here, you will find a small reception area with fitted cupboards, leading through to the substantial principal bedroom, which has bespoke-made furniture and is well-lit via two large windows embracing the views. A door leads through to the walk-through wardrobe and onwards to the stylish en suite, which has a step-in shower cubicle, low-level w.c, hand wash basin, chrome towel radiator and a window to the rear.

To the second floor, there is an additional bedroom or study with eaves storage and three Velux windows offering stunning, picturesque views of Bilsdale Moor.

Gardens & Grounds

The property is approached via a long driveway, opening up to a good-sized parking area and leading around to the stables at the rear.

To the front of the house, there are two areas of well-maintained lawn, linked by steps and bordered with shrubs and well-stocked flower beds. Directly adjacent to and accessible from the living room, the Indian stone terrace is a wonderful spot for entertaining, enjoying a south-facing aspect looking down over the valley. There are a number of seating areas to enjoy at different times throughout the day or evening, with terraces, stone-walled boundaries, an orchard and a charming pond which is fed by a small brook running through the garden.

The substantial fruit and vegetable garden is perfect for those with green fingers, separated into beds with a central path, gravelled walkways and complemented by a large, high-specification greenhouse with water butt. The potting shed has twin double doors and offers plenty of storage space for gardening equipment.

Situated at the rear of the property, the stables comprise a large area formerly used as three loose boxes, a store and a





separate tack room. Behind this, there is a good-sized area of grassland which was previously used as a manège.

The property includes two large, detached stone barns, one of which incorporates a home office with mezzanine storage above, w.c, store and workshop area along with ample space for vehicles, all served with electric light and power. There is the potential to re-develop these, subject to the necessary planning consents and permissions.

Land

In total, the property amounts to approximately 13.8 acres including the house, gardens, grazing land and paddocks, perfect for those with equestrian interests, along with moorland and a productive orchard.

The current owners embrace the conservation value locally and have created a haven to a variety of wildlife with a pond, orchard and wild areas with numerous trees and two ancient oaks.

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. Council tax band F.

Services

Mains electricity, spring water supply and private drainage.

Boundaries

The vendors will only sell such interest as they have in the boundary fences and hedges, etc. All boundaries and areas are subject to verification with the title deeds.



Wayleaves, Rights of Way and Covenants

High Bracken Hill Cottage is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not. A public footpath runs along the track, before turning off alongside the neighbouring property. This footpath does not cross the land or grounds of High Bracken Hill.

Basic Payment Scheme

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are excluded from the sale.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are in hand and included in the sale.

Energy Performance Certificate

An EPC has been prepared for the farmhouse and the rating is D 68.

Water

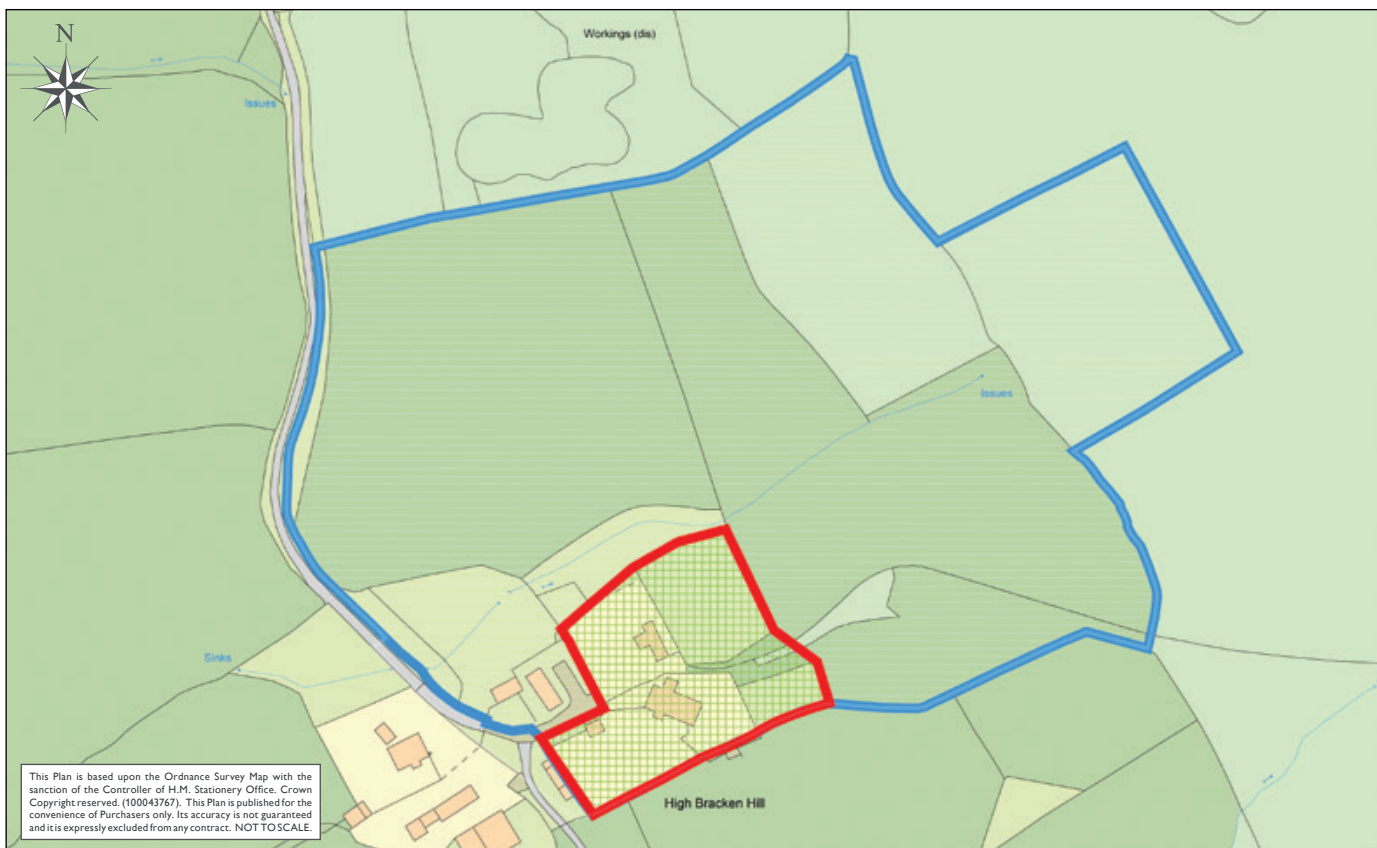
There is a private spring water supply serving the land, buildings and farmhouse.

Method of Sale and Potential Lots

The property, outbuildings and land are being offered for sale by private treaty as a whole. However, there would be an option for a purchaser to exclude the two stone barns and the land, as per the lotting diagram, to include only the house and gardens (shaded) which are set within approx. 1.4 acres. Interested parties should register their interest with the agents in order to be involved in sale negotiations.

what3words

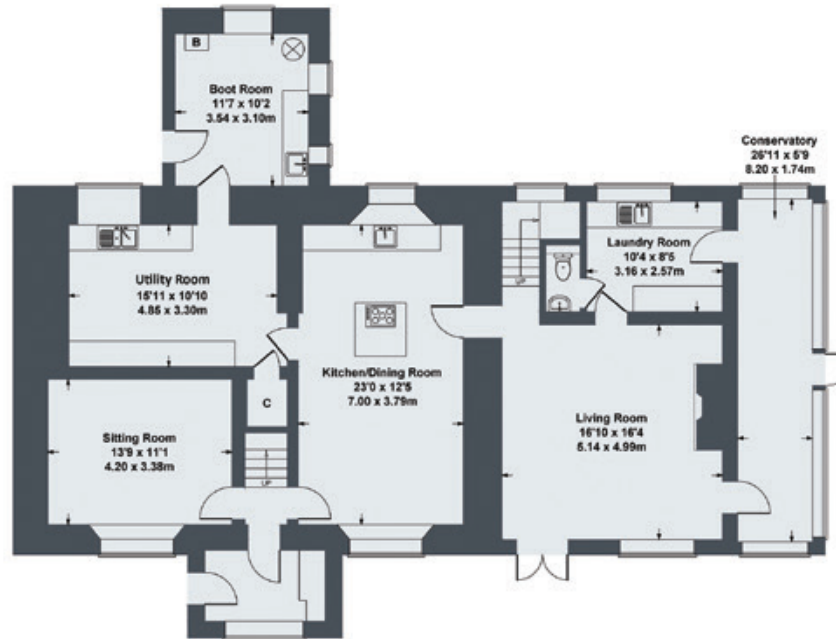
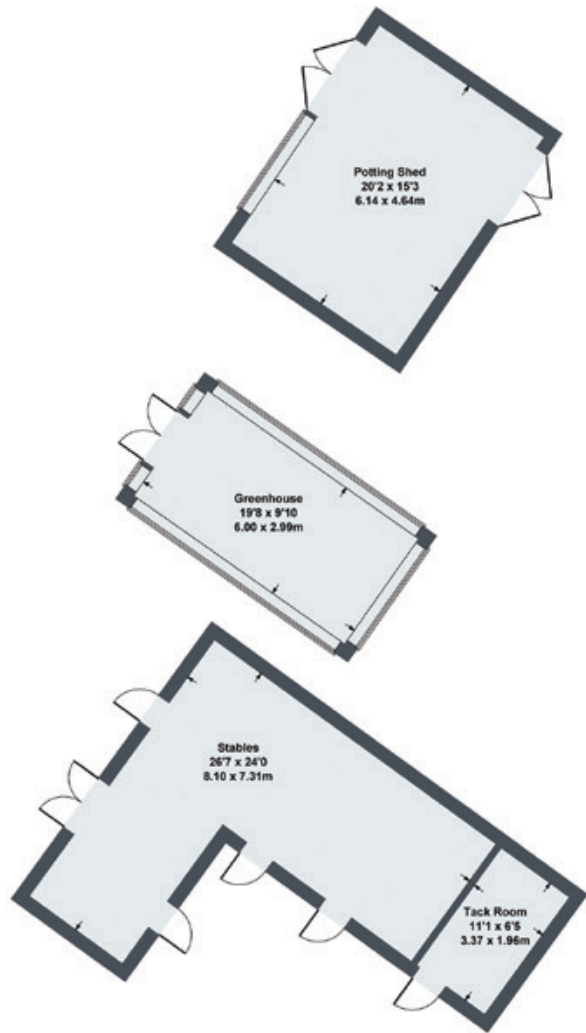
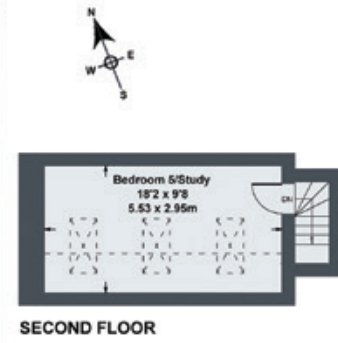
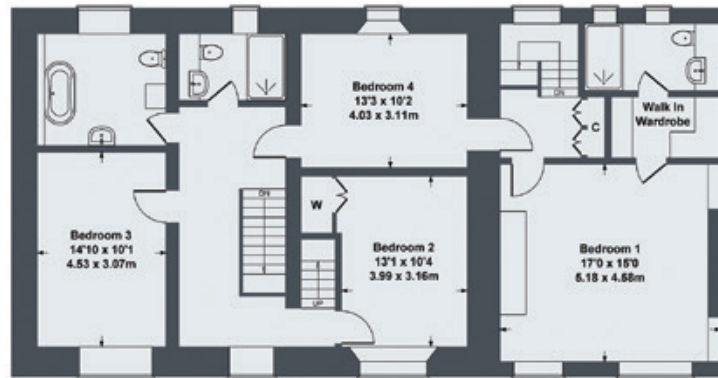
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High Bracken Hill, Chop Gate, North Yorkshire, TS9 7LL

Approximate Gross Internal Area : 3089 sq ft - 287 sq m
 Outbuildings : 960 sq ft - 91 sq m
 Total : 4069 sq ft - 378 sq m



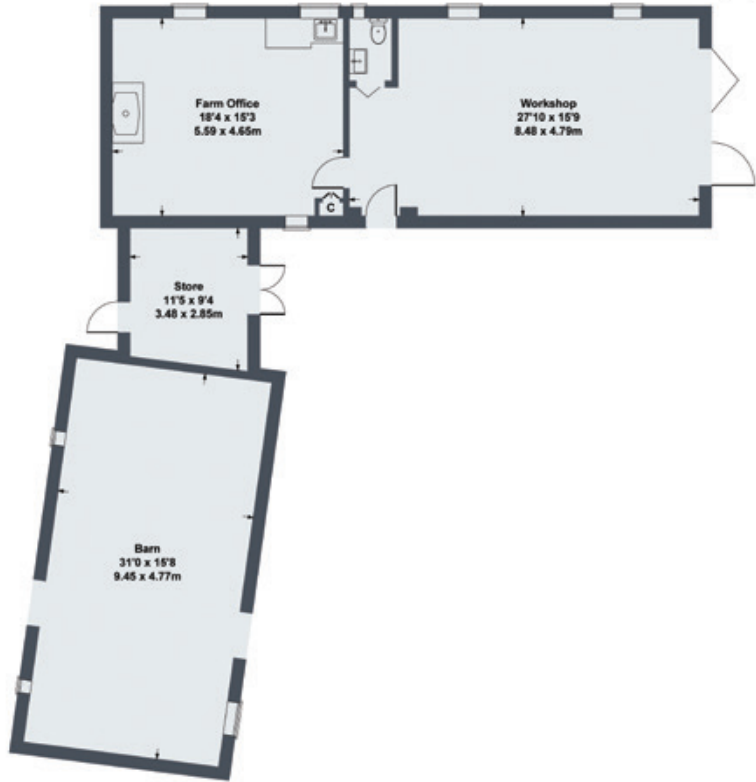
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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High Bracken Hill Farm Buildings, Chop Gate, North Yorkshire, TS9 7LL

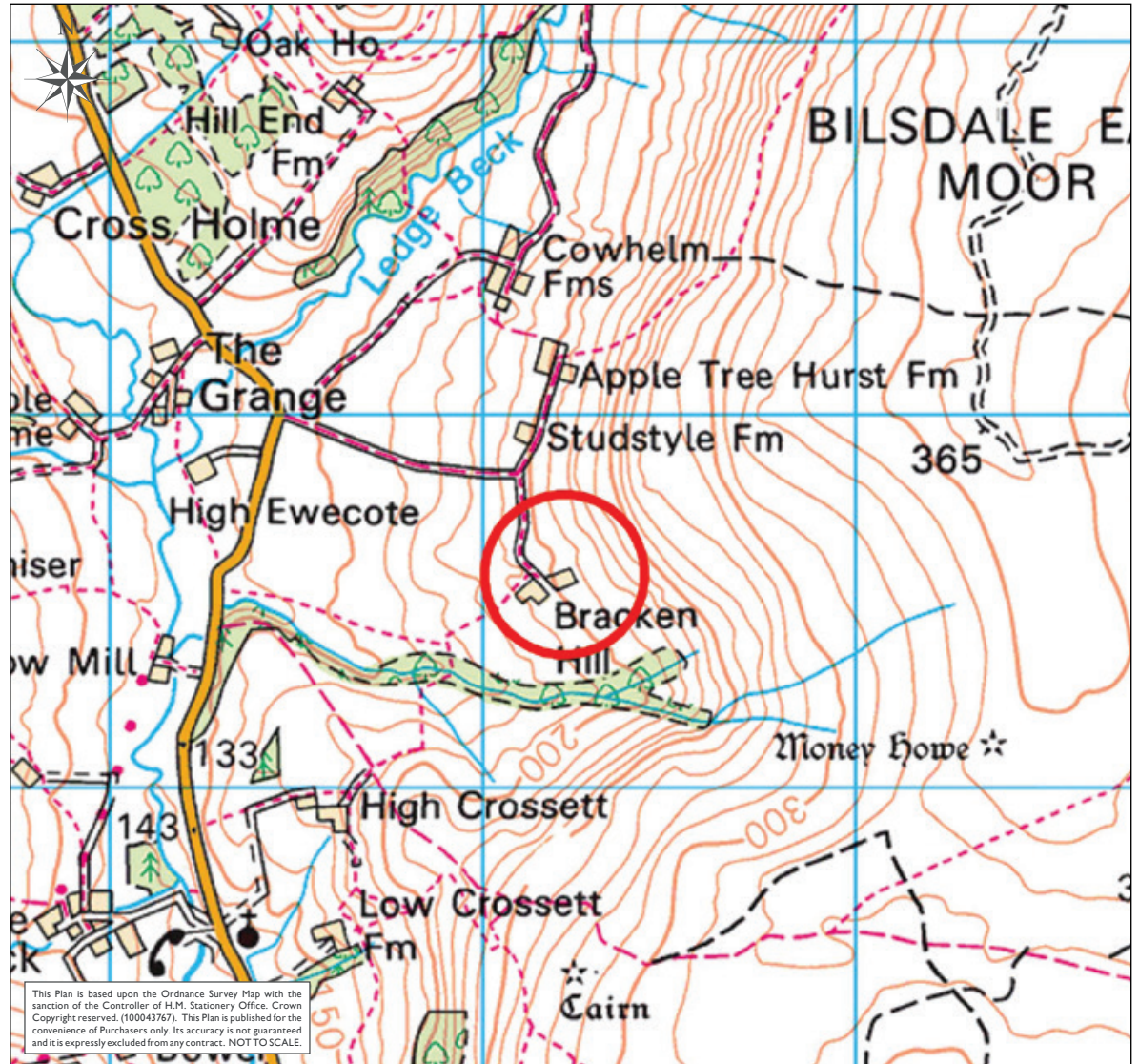
Approximate Gross Internal Area
1335 sq ft - 124 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

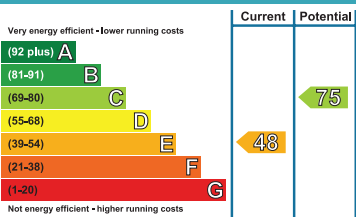
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This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating



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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: September 2024

Photographs taken: September 2024

