

PARKLANDS

Green Balk Lane, Little Broughton, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



PARKLANDS

GREEN BALK LANE, LITTLE BROUGHTON,
NORTH YORKSHIRE, TS9 7ET

Stokesley 3 ½ miles, Darlington 14 miles,
Great Broughton 1 ½ miles, Teesside Airport 17 miles

AN OUTSTANDING ARCHITECT'S DESIGNED FAMILY HOUSE
CREATED FROM AN ORIGINAL FARM COTTAGE IN A BEAUTIFUL
RURAL SETTING WITH STUNNING MATURE GARDENS, STABLES,
AND OUTBUILDINGS, SURROUNDING FARMLAND AND VIEWS TO
THE CLEVELAND HILLS

Accommodation

Vestibule • Reception Hall • Drawing Room • Sitting Room • Dining Room
Kitchen • Study • Conservatory • Cloakroom • Scullery/Utility • Wc • Store
Main Bedroom Suite • Playroom • Four Further Bedrooms And Family Bathroom

An attractive range of courtyard buildings providing stabling, storage and
workshop • Separate double garage

Beautiful mature gardens with soft fruit and kitchen garden and carp pond

Surrounding Farmland Of About 16.5 Acres

In All About 18.65 Acres (7.55 Ha)
FOR SALE AS A WHOLE



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GSC Grays Prime Residential, 26 – 28 High Street
Stokesley, North Yorkshire, TS9 5DQ

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Situation and Amenities

Parklands lies about one and a half miles east of the pretty village of Great Broughton in the Hambleton District of North Yorkshire with lovely views of the surrounding countryside, the Cleveland Hills and at the gateway to the North York Moors.

Despite its peaceful rural setting, Parklands is only about 3 ½ miles from the A172 and the market town of Stokesley and is in easy commuting distance of Darlington, Middlesbrough, Northallerton and York.

Little Broughton is a small medieval hamlet now made up only of a few sporadic farms and dwellings. Great Broughton lies about 1½ miles to its west. The village has three pubs and a village hall. The nearest church and primary school are in Kirkby (about 2 miles).

Great Ayton village has a good range of local shops and services including a very popular restaurant at Joplin's. The market town of Stokesley is only about 3½ miles to the north. It is a particularly pretty town through which flows the river Leven before it joins the River Tees at Yarm (15 miles). The High Street is lined with shops and a variety of eateries and has well thought of Primary and Secondary Academies. The town also has a leisure centre with swimming pool, health centre, police, and fire station. There is a weekly market every Friday and a monthly Farmers' Market on the first Saturday of every month.

Darlington, Guisborough and Middlesbrough all have large retail parks and supermarkets. The nearest independent day school is Yarm School for children aged 3 to 18.

There is a main East Coast rail station at Northallerton (20 miles) and Darlington (17 miles) with regular connections to London (about 2hr 20 mins) and Newcastle (about 1 hour). Teesside Airport is about 17 miles away with a regular service to London and various continental destinations.

Being on the edge of the North York Moors there are many opportunities for walking, cycling, riding schools, and hacking out and the coastal resort of Whitby is only about 32 miles east. Stokesley has a golf range with a par 3 nine-hole course and Middlesbrough Golf Club is only 7 miles away.





Parklands

Parklands has evolved from an original farm cottage and range of courtyard buildings into a stunning modern architect's designed family home. Plans were drawn up in the early 1980's and the build completed in 1983, since when it has been occupied by the same family who set about creating stunning mature gardens within the wider farmland holding, enhancing the privacy, and setting without detracting from the stunning views.

The house is an interesting mix of traditional and more modern building materials, with the focus on large windows lighting spacious rooms inside. The style is reflective of the early 1980s and offers scope to further modernisation, but the spacious well-proportioned rooms allow both cosy family living and entertaining space.

The accommodation extends in all to about 4,200 sqft with wide hallways and first floor landings giving the feel of a much larger house. Partially glazed doors and portioning let light flood through the house too.

Outbuildings

Outside there is a range of traditional brick-built stables, stores and workshops which form a courtyard to the south and offer plenty of scope for development and improvement. There is a separate detached double garage and a general-purpose agricultural shed (13.5m x 9m) of steel portal frame, block walls and clad with Yorkshire boarding.

Gardens and Grounds

The house is approached over a shared private access road shown coloured brown on the sale plan. Whilst it continues up beyond Parklands, there is an electrically controlled entrance gate to the house on to a sealed drive which ends in a sweep at the eastern side of the house. Either side of the drive are lawns enclosed by beech hedging.

The main gardens lie on the west and north of the house. They have matured into a series of compartments, edged with specimen trees and protective shrubbery. There are deep well-stocked borders, a soft fruit garden, separate kitchen garden, sunny sitting areas, and a lovely feature carp pond.





The Land

The land surrounds the house, principally to the south and west with three main field enclosures with stock proof fencing/hedging and access to water. There is also a small paddock on the drive side. The land is grazed on annual licence to a neighbouring farmer but will be vacant on completion.

The fields extend in total to about 16.5 acres and produce a small rental return of about £1,450 per annum.

BPS (Basic Payment Scheme) Entitlements

The land is registered under Rural Land Registry. Basic Payment Scheme (BPS) entitlements will be included in the sale, but the 2022 annual claim will be retained by the vendor who will transfer them to the purchaser on completion in accordance with regulations and transfer windows. On purchasing the land, the purchaser will be required to sign an indemnification that they will maintain the land in good agricultural and environmental condition and follow cross-compliance regulations for the current year. A fee of £150.00 will be charged to the purchaser for GSC Grays to action the transfer.

Services

Mains electricity and mains water. Drainage is to a private septic tank located within the property boundary. Oil fired central heating with new Worcester Bosch boiler installed 2022.

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. An annual payment is received from Northern Powergrid.

The private access road is shared by three parties with maintenance according to user.

There is a public footpath which crosses the land to the south.

Tenure

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



GENERAL INFORMATION

Local Authority

Hambleton District Council.

Tel: 01609 779977

Council Tax

Band G.

Listed Buildings

There are no Listed buildings on the property.

EPC

Rating of 52 (E)

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 item may be available by separate negotiation.

Directions (TS9 7AG)

From Great Broughton village head east on Green Balk Lane for about 1½ miles and turn right on to a private estate track opposite the Chapelgarth. Drive past Little Broughton House and bare right again before turning on to the Parklands private driveway.

What3words: countries.bills.saddens

Viewing

Strictly by appointment through the Selling Agents GSC Grays

Tel: 01748 897627

Solicitors

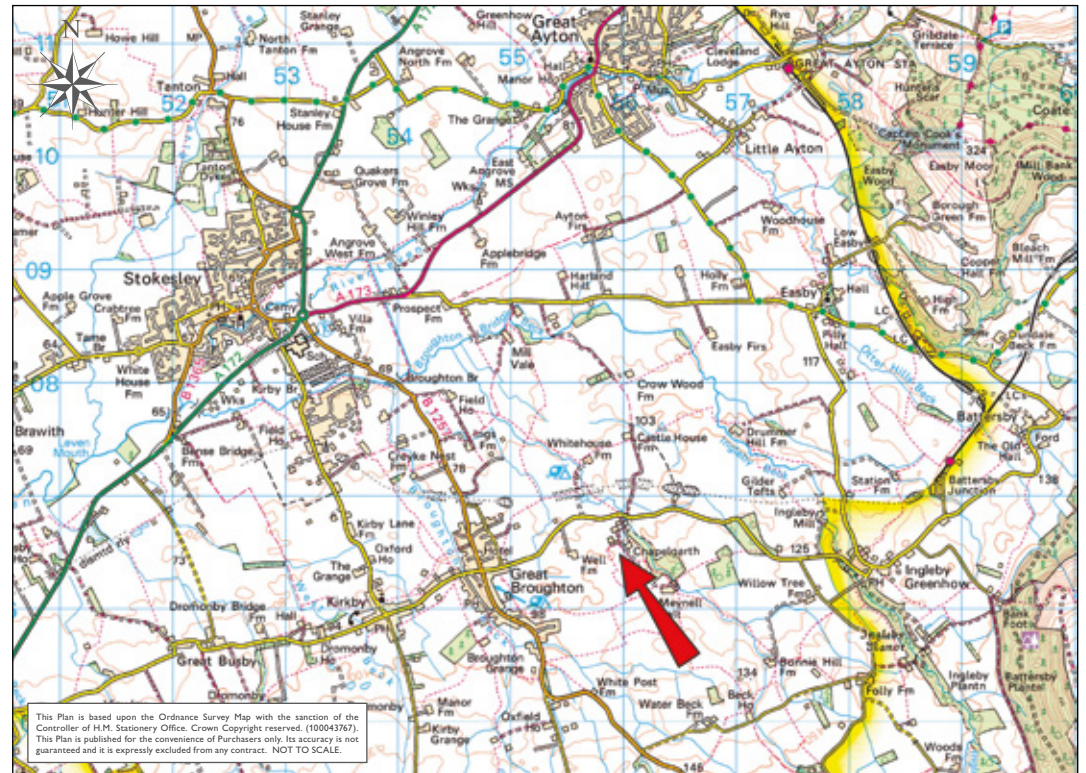
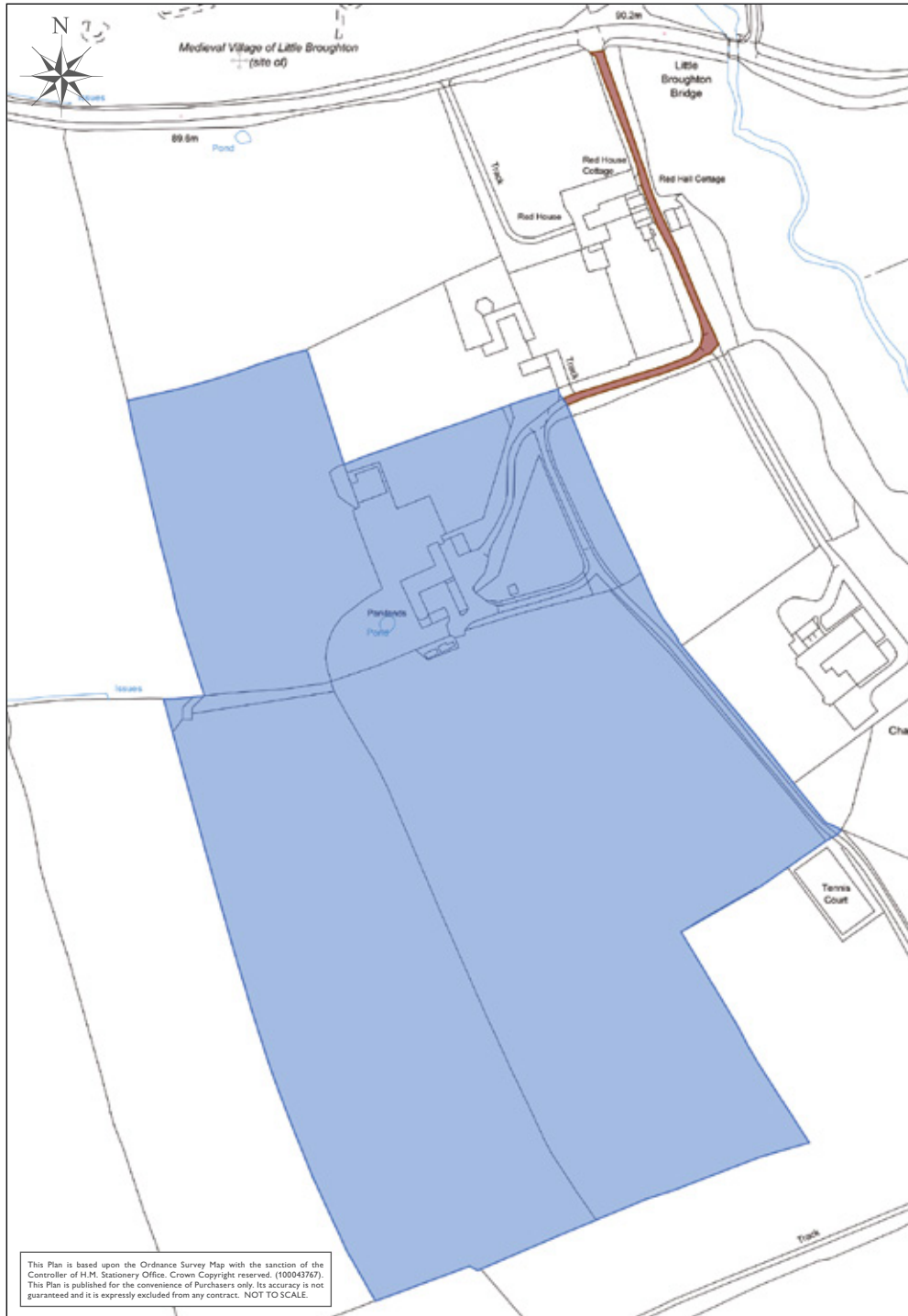
Newtons, Martin House, 13 High Street

Stokesley

North Yorkshire

TS9 5AD

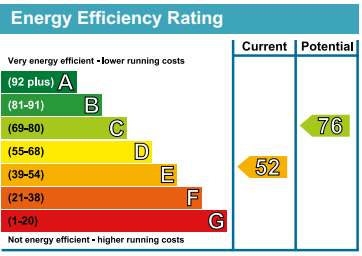








Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



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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: Autumn 2022
Photographs taken: Winter 2022

