



# STAINDALE LODGE

Picton, Yarm, North Yorkshire



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# STAINDALE LODGE

PICTON, YARM, NORTH YORKSHIRE, TS15 0AH

Northallerton 14 miles • Darlington 14 miles  
Yarm 4 miles • Teesside Airport 9 miles

AN ATTRACTIVE SMALL FARM, SET UP FOR HORSE BREEDING,  
WITH A SUBSTANTIAL DORMER BUNGALOW, EXTENSIVE STABLING  
AND SUPPORTING FARM BUILDINGS AND ABOUT 20 ACRES OF  
PRODUCTIVE GRASSLAND

## Accommodation

Entrance Hall • Living Room • Dining Room • Kitchen • Study • Utility  
Ground Floor WC • Five Bedrooms • Two Bathrooms • EPC 62 (D)

## Outside

Large mature garden and gravelled parking

Purpose built stable block with eight loose boxes, feed store and tack room

Additional four timber stables and foaling box

General purpose farm buildings including modern portal frame livestock building,  
hay store and machinery store

Productive, post and rail fenced and watered grassland of about 18.01 acres

Attractive pond and wildlife area and double hedge rows

Solar PV

In all about 19.99 Acres (8.09 Ha)



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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

Tel: 01748 829217

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[richmond@gscgrays.co.uk](mailto:richmond@gscgrays.co.uk)



### Situation and Amenities

Staindale Lodge is situated less than a mile from the pretty village of Picton, about 4 miles south of Yarm and within about two miles of the A19 from where there is excellent road access north and south.

The village lies on the northern edge of North Yorkshire in Hambleton district, approximately 5 miles from the boundary of the North York Moors National Park. The nearby village of Crathorne benefits from a pub/ restaurant The Crathorne Arms and independent farm shop and café Five Houses, less than 3 miles away.

Yarm has an excellent range of boutique and national shops, restaurants, bars, cafes and professional services and there are excellent schooling facilities for all ages, both state and independent, including the well renowned Yarm School and Teesside High School.

The nearest train station is at Yarm, however Northallerton (15miles) has a regular service on the east coast main line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 10 miles away.

### Staindale Lodge

Staindale Lodge is an attractive dormer bungalow with a pleasant westerly aspect. It has well-proportioned rooms, large window openings, open views and is set in a large area of garden with a wide gravel sweep for parking.

The accommodation is on two floors with high coombed ceiling upstairs giving full use of the rooms. The space extends to over 2,100 sqft in all and includes:

Ground Floor: reception hall, living room with gas fire, dining room, kitchen breakfast room with central stove, pantry, study, ground floor WC, utility room with useful porch areas, two bedrooms and family bathroom.

First Floor: two coombed bedrooms, additional storage room and a first floor bathroom.

The house has been well maintained but now offers scope for some refurbishment and redecoration.



### Farm Buildings and Stables

Accessed from the main entrance drive, there is a range of purpose-built stables with eight loose boxes, tack room and feed store. It is built of block with profile roof sheeting and is fully connected to water and electricity.

Adjacent is an additional timber stable with four loose boxes and a foaling box. Both sets of buildings have been used for storage in recent times but will require little to return them to their primary use.

A General Purpose farm shed was built in 2000 to provide livestock and general housing. It is constructed of 5 bays of steel portal frame, has block walls to 5' with timber space boarding below a corrugated fibre cement roof. It has a concrete floor and measures 22.5m x 12m.

In addition, there is a timber framed straw barn (13.5m x 5m) with a concrete floor and corrugated asbestos cladding and roof sheeting as well as an open fronted machinery shed.

### The Land

There are two small turn-out paddocks beside the house and buildings which have access to a chicken run and an attractive pond and wildlife area.

The main fields are accessed from here and also from the lane. There are three main enclosures each with post and rail fencing and or double planted hedge rows. Water is available to all fields.

The fields extend to just over 18 acres and are all flat with clayey loam soils and are classified as Grade 3 by DEFRA.

The fields have recently been let on annual grazing licence to the neighbouring farmer, but vacant possession will be provided on completion.

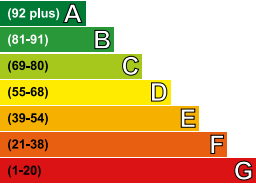
### Rural Payments Agency

The land is registered under Rural Land Registry. BPS entitlements will no longer be paid except through a decreasing de-linked payment which will be retained by the Sellers.



### Energy Efficiency Rating

Very energy efficient - lower running costs

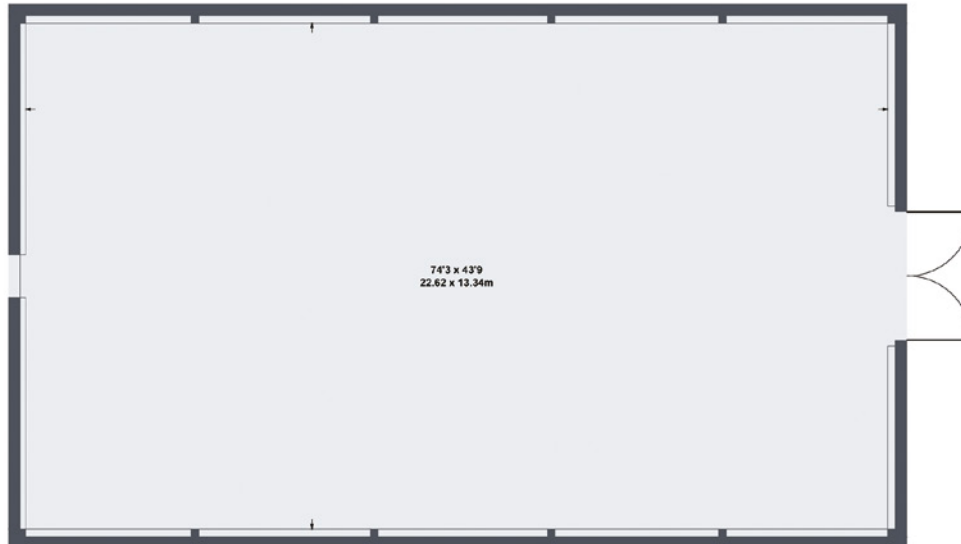
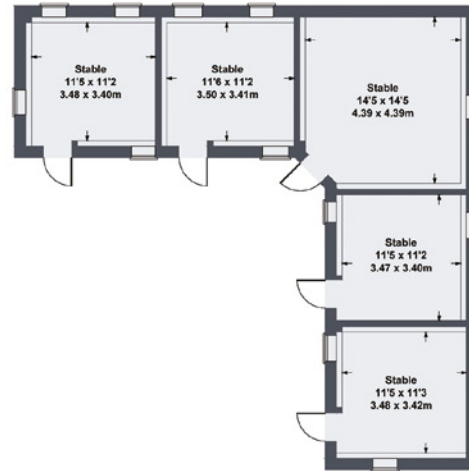


Not energy efficient - higher running costs

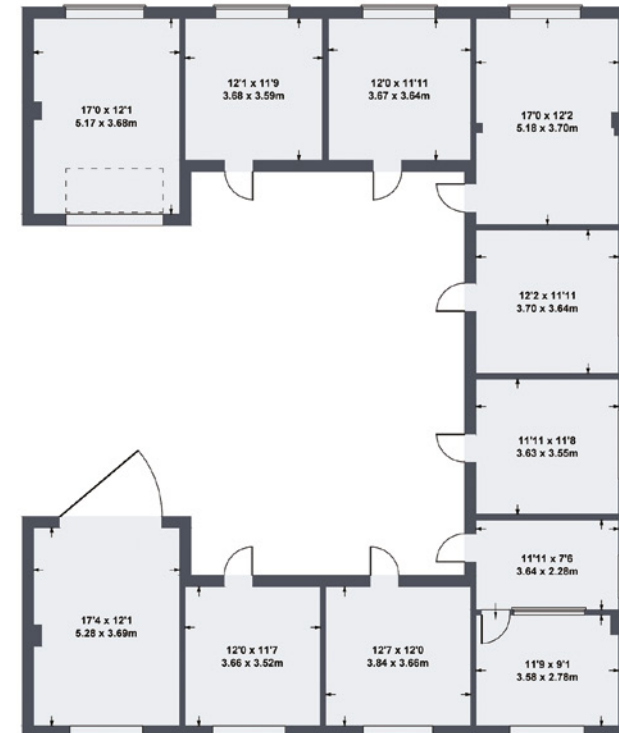
Current	Potential
62	72

### Staindale Lodge

Approximate Gross Internal Area  
5602 sq ft - 539 sq m



OUTBUILDINGS



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. 2023

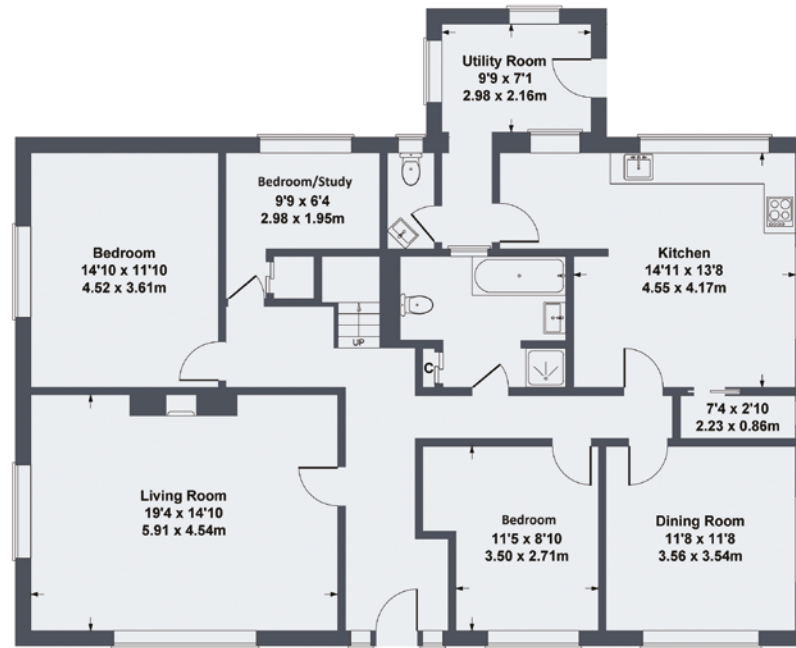
## Staindale Lodge

Approximate Gross Internal Area  
2336 sq ft - 217 sq m

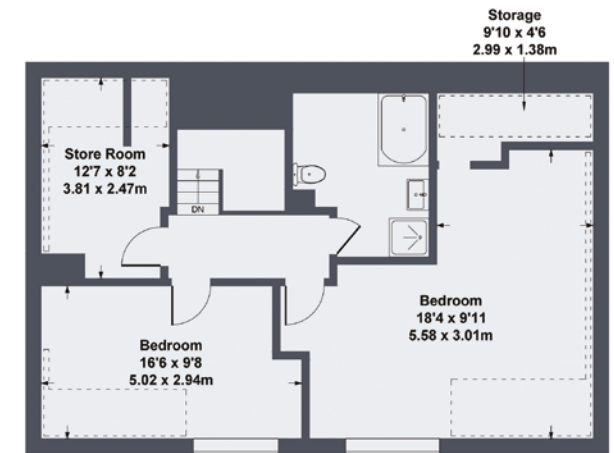
### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2023



GROUND FLOOR



FIRST FLOOR

### Services

Mains electricity and mains water. Drainage is to a private septic tank located within the property boundary. Oil fired central heating. Additional electricity is generated through 20 Solar PV panels on the roof of the General Purpose shed.

### 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.

There are no public rights of way over the property.

### Tenure

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

### Occupancy

The house was built with planning consent which was granted in August 1974 along with consent for the main stable block. It is believed that the house was built with an agricultural and equestrian occupancy restriction relating to the proposed equestrian business. Interested parties should make their own enquiries of the local planning department.

### GENERAL INFORMATION

#### Local Authority

North Yorkshire Council.  
Tel: 01609 779977

#### Council Tax

Band F

#### EPC

Rating of D 62

### 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 items may be available by separate negotiation.

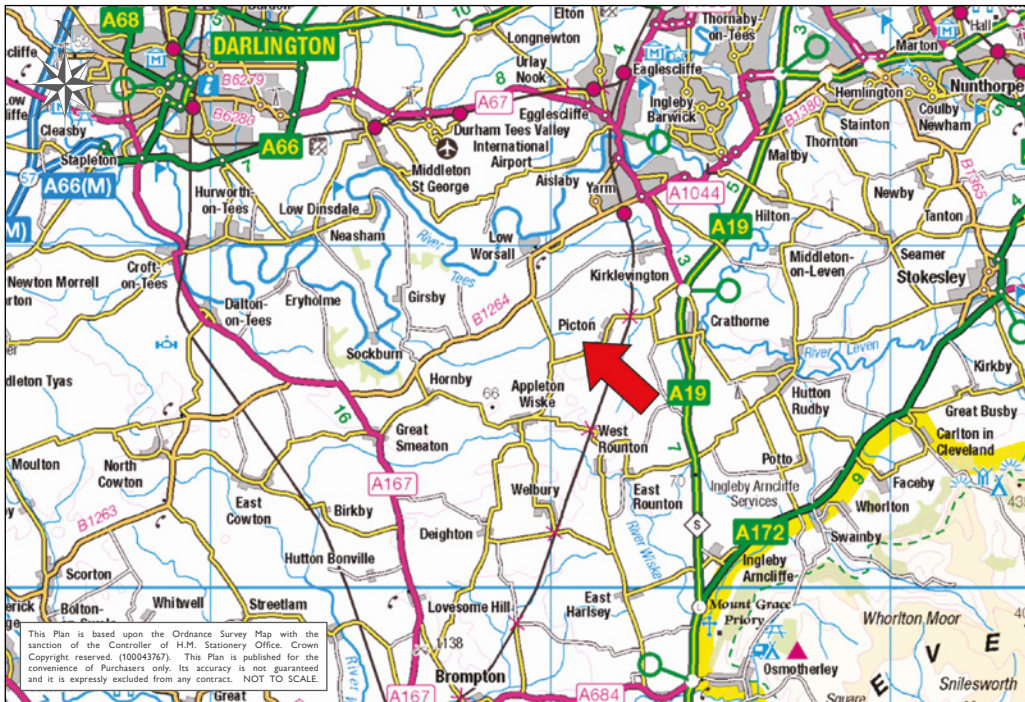
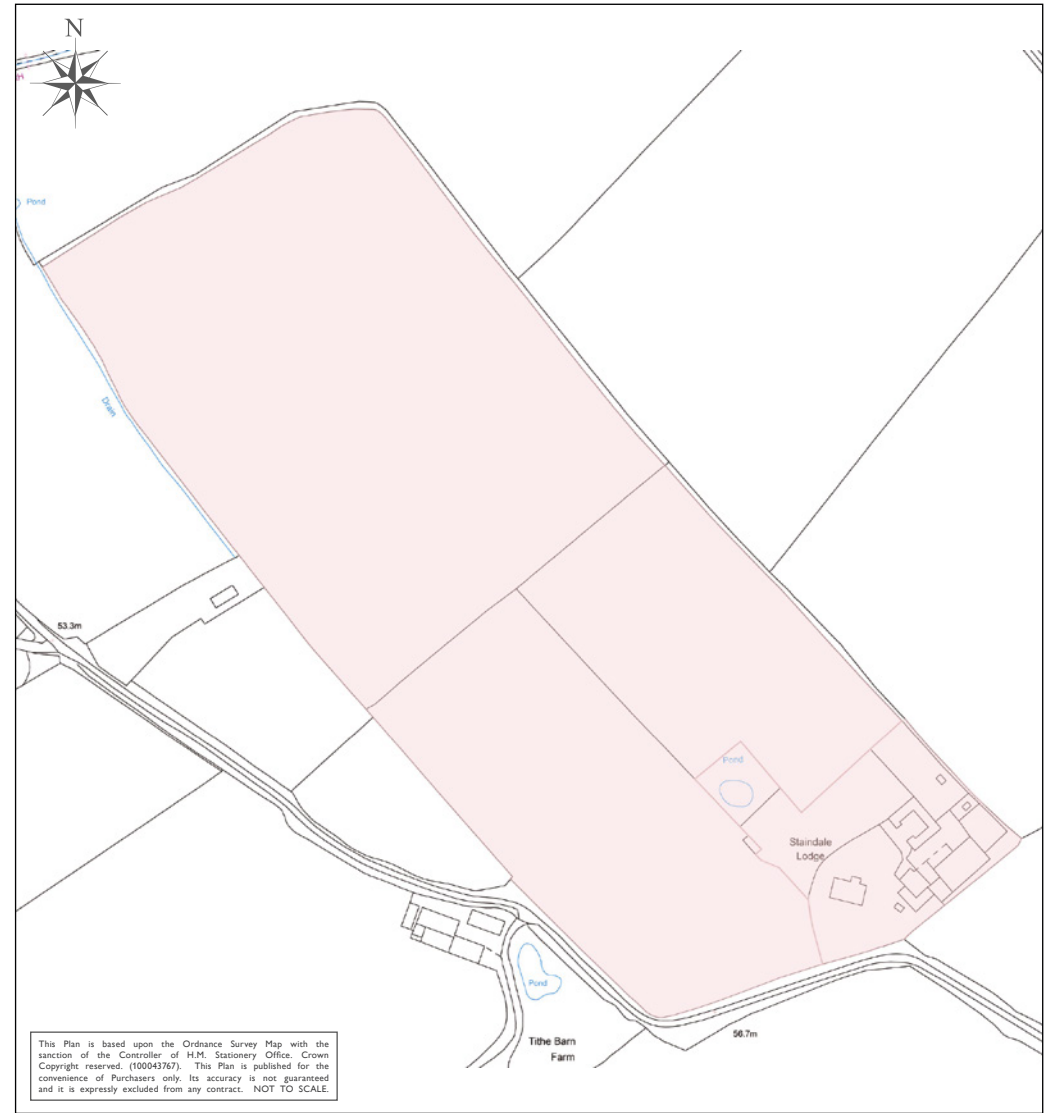
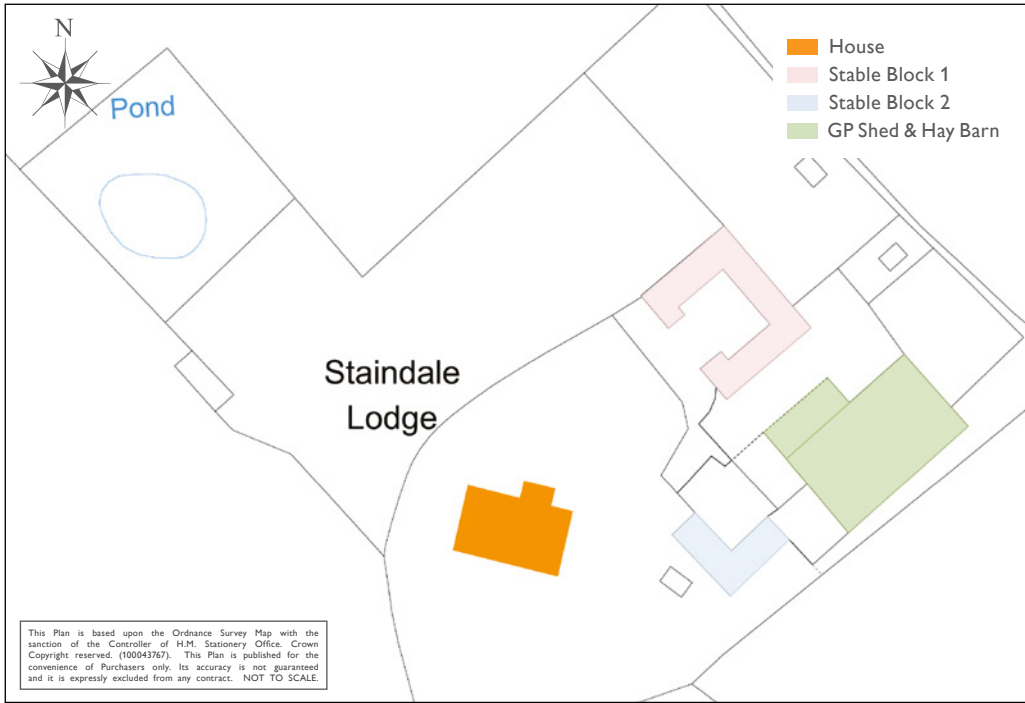
### Directions (TS15 0AH)

From Picton village head west towards Appleton Wiske on the village road for approx. 500 metres looking for the right hand turn along a smaller lane where you will find Staindale Lodge on the righthand side approx. 150 metres along.

what3words: champions.panels.present

### Viewing

Strictly by appointment through the Selling Agents GSC Grays  
Tel: 01748 829 217



**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 once 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: December 2023

Photographs taken: XX XX

