

HORNBY GRANGE FARMHOUSE

Little Smeaton, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND

HORNBY GRANGE FARMHOUSE

LITTLE SMEATON, NORTH YORKSHIRE DL6 2HE

A CHARACTER FARMHOUSE WITH SUBSTANTIAL ACCOMMODATION, SET IN APPROXIMATELY 0.9 ACRES. NOW IN NEED OF SOME MODERNISATION, THE PROPERTY INCLUDES A SMALL PADDOCK, LARGE CONSERVATORY AND WALLED GARDENS, ALL PERFECTLY TUCKED AWAY IN A GLORIOUS TRANQUIL LOCATION WITH OUTSTANDING, FAR-REACHING VIEWS.

Accommodation

Farmhouse Kitchen and Breakfast Room • Utility Room • Pantry • Dining Room
Sitting Room • Study or Ground Floor Bedroom with Jack and Jill Bathroom
Conservatory • Three First Floor Bedrooms, the Master Bedroom with Balcony
and Views • Family Bathroom

Externally

In All, Approximately 0.9 Acres • Small Grass Paddock Adjacent to the Property
with Gated Access • Outbuildings • Walled Gardens to the Rear
Gardens to the Front • Parking for Multiple Vehicles • Greenhouse • Well



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Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000

Drifffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Situation and Amenities

Great Smeaton village was historically an important coaching stage, lying on the route of the Great North Road from London to Edinburgh. It is listed in the Domesday Book and boasts a pub, The Black Bull Inn, along with a church, village hall, The Old Saddlers homeware shop and Great Smeaton Academy Primary School.

Great Smeaton is well placed to access the North York Moors and the Yorkshire Dales with their wealth of outdoor activities and attractive scenery. Golf, fishing, equestrian sports and shooting are available throughout the local area.

A wide range of retail, leisure and educational opportunities can be found in Northallerton, 7.2 miles away, whilst Darlington is only 10 miles away. Teesside International Airport is 10 miles away. East Coast Rail Services can be accessed from Darlington and Northallerton, with services to Kings Cross.

Hornby Grange Farmhouse

Hornby Grange Farmhouse enjoys a wonderful tranquil position, tucked away off the beaten track with only a couple of neighbours and enjoying far-reaching views from both the paddock and the farmhouse. The current owners have enjoyed regular sightings of local wildlife such as deer, owl, hare and birds of prey.



The flexible and substantial accommodation offers up to four bedrooms and three excellent reception rooms including a large, family-friendly farmhouse kitchen and breakfast area. On the first floor, there is a family bathroom along with three bedrooms, the master opening up to a balcony from which to enjoy the views.

Outside, there are impressive walled gardens to the rear and a large garden to the front. The outbuildings are ideal for storage and there is a well to keep the garden watering costs down. There is a small paddock adjacent to the property with access via a gateway from the main driveway.



Accommodation

The main entrance leads into a useful utility room, where there is space to cast off your muddy boots after family walks. This leads on to the warm and welcoming farmhouse kitchen and breakfast room which has plenty of space and a separate pantry. Double doors from here open up to the large conservatory which is a wonderful room in which to spend time with friends and family, looking out over the walled garden in complete privacy. There are further doors from the kitchen leading into the central hallway, dining room and onwards to the sitting room.

The dual aspect sitting room benefits from a central fireplace and enjoys views over the paddock and farmland beyond. A door from here gives access to the ground floor bedroom and through again into a Jack and Jill style en suite which can also be accessed from the central hallway, perfect for guests' convenience.

The first floor landing gives access to three double bedrooms and the family bathroom. Positioned at the far end of the landing, the large, triple aspect master bedroom feels very light and airy and has double doors to the balcony, which looks out over the gardens and views beyond.

Externally

The property is perfectly situated with south and westerly views from the paddock and a south-facing, private walled garden in which to while away the hours.

For those with green fingers, there is a greenhouse, potting store and plenty of opportunity for creativity.

To the front of the property, there are large gardens bordering the drive, with further access through some of the outbuildings or the gate into the paddock.



Paddock

The paddock is adjacent to the house with a wonderful open aspect to the south and west. It measures approximately 0.35 acres and there is access for larger vehicles via a gate off the driveway.

Parking

There is off-road parking for multiple vehicles and plenty of turning space.

Tenure

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

Viewings

Strictly by appointment with GSC Grays.
Telephone 01748 829217

Local Authority

Hambleton District Council. Council tax band E

Services

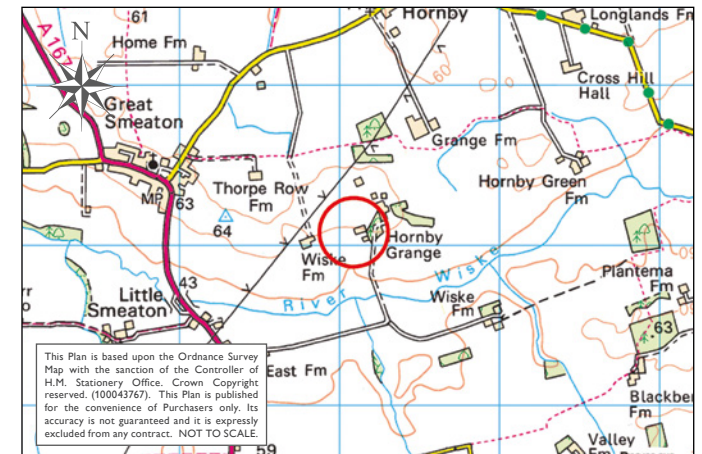
Mains electricity and drainage to a septic tank. Water is currently accessed via the neighbour's meter and is invoiced according to use. Pipes have been laid for individual metering but this process will require finalising.

Wayleaves and Covenants

Hornby Grange Farmhouse 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.

what3words Location

Please note Hornby Grange Farmhouse can be found at [///crucially.reefs.forest](https://www.what3words.com/#!/en/@@@crucially.reefs.forest) with the access to the main track off the A167 road being found at [///converter.forwarded.magazines](https://www.what3words.com/#!/en/@@@converter.forwarded.magazines)



Hornby Grange Farmhouse, Little Smeaton, DL6 2HE

Approximate Gross Internal Area
2616 sq ft - 243 sq m

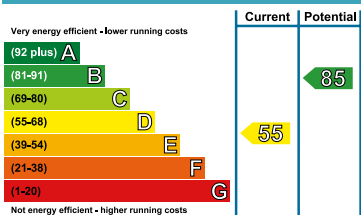


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating



DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: April 2024

Photographs taken: April 2024