

GREENHILLS FARMHOUSE

Greenhills Track, Welbury, Northallerton



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GREENHILLS TRACK, WELBURY, NORTHALLERTON, DL6 2SH

Northallerton 6 miles • Darlington 12 miles • Yarm 8 miles
Teesside International Airport 14 miles • Richmond 18 miles

Accommodation

Entrance hall • Living room with central, twin-sided fireplace • Sitting room
Dining or family room • Large farmhouse kitchen and breakfast room with
fireplace • Utility room • Ground floor cloakroom • Luxurious master bedroom
with en suite • Three further bedrooms • Family bathroom

Externally

Rear gardens with raised beds, lawn and seating • Expansive lawned gardens with
entertaining terrace • Gated drive and gravelled parking • Outbuilding with power
and lighting • Detached office/gym or storeroom

In all approx. 0.76 acres



GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle
Tel: 01833 637000

Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320





Greenhills Farmhouse

Greenhills Farmhouse is a traditional, detached, four bedroom character property, ideally positioned between the villages of Welbury and Deighton. Set back from the road with a wonderful rural outlook, the property sits within gardens and grounds of approximately 0.76 acres and enjoys uninterrupted views of the Hambleton Hills and surrounding countryside.

Situation and Amenities

Greenhills farmhouse is located on the edge of Welbury village, one of several small, pretty villages north and west of Northallerton, with panoramic views towards the Hambleton Hills. Ideally situated between the A19 and the A1, there is excellent road access to the north and south along with plenty of quiet lanes and bridleways, ideal for those with a love of the outdoors.

The nearest train station is at Northallerton, 6 miles away, which has an excellent range of boutique and national shops, restaurants, bars, cafes and professional services along with excellent schooling facilities for all ages.

Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Teesside International Airport, only 14 miles away.

Accommodation

A covered porch surrounds the main door, leading into a flagged entrance hall and providing an impressive welcome. From here, there is access through to the main living room, sitting room, dining/family room and onwards to the large farmhouse kitchen and utility room. A boot room and w.c are located off the hallway for convenience.

The main living room is ideally situated in the centre of the house, a warm and welcoming space in which to relax with family and friends, with a window to the front and a feature central fireplace between here and the kitchen.





The farmhouse kitchen is the hub of the home with plenty of room around the central island unit for a relaxing lunch or coffee with friends and space for a large dining table for family occasions. This is a great social environment for entertaining with double doors back through to the living room and views to both the front and rear over the gardens and beyond.

The kitchen is well-equipped with a range of units and everything a modern family needs, including an excellent workspace and a large central island unit. The excellent utility room keeps all the essentials neatly out of the way.

The dining room is located off the kitchen and, given the size of the kitchen breakfast room, offers flexibility for use as required and feels like a great family room or study.



At the opposite end of the house, there is a cosy sitting room perfect for family nights in front of the fireplace or a relaxing afternoon with a good book whilst the sunshine floods in through the windows.

On the first floor the bedroom accommodation is impressive with all the rooms enjoying unrivalled views across the farmland to the hills. The large master bedroom suite feels like a luxurious escape and has exposed beams, a vaulted ceiling, built-in wardrobes and an adjacent en suite. The three further double rooms are complemented by the family bathroom.

The attic has load bearing floors and electric and plumbing feed in anticipation of future conversion if required, alternatively it is a super space for additional storage.

Gardens

To the front of the house, there is a low stone wall with a gorgeous, welcoming, cottage garden feel. This opens up to the main entertaining terrace and substantial lawned gardens, all with an exceptional vista over farmland towards the Hambleton Hills.





The rear garden has raised flower and vegetable beds, an area of lawn and a seating area to sit and enjoy the open aspect and the fruits of your gardening labour.

Outbuildings

The property has a detached office outside, positioned to the side of the property with power and lighting, which could also be used as a small gym or additional storage room if desired. The old forge attached to the side of the house is the ideal place to keep garden furniture and equipment.

Parking

A large, gravelled parking area offers plenty of space for multiple vehicles and room for turning.

Services

The property is connected to mains water and electricity with gas-fired heating from an installed LPG gas storage tank and private drainage.

The septic tank has a water treatment plant fitted as part of the renovation work carried out in 2012.

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.

Tenure

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

GENERAL INFORMATION

Local Authority and Council Tax

North Yorkshire Council. Tel: 01609 779977. Council tax band F.

EPC

EPC rating D 58

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

what3words reference for the turn-off is:

///indoor.landlords.stamp

Head along the farm track towards Greenhills Farmhouse. There are gates on the right hand side opening up to the large gravelled parking and turning area.

Viewing

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

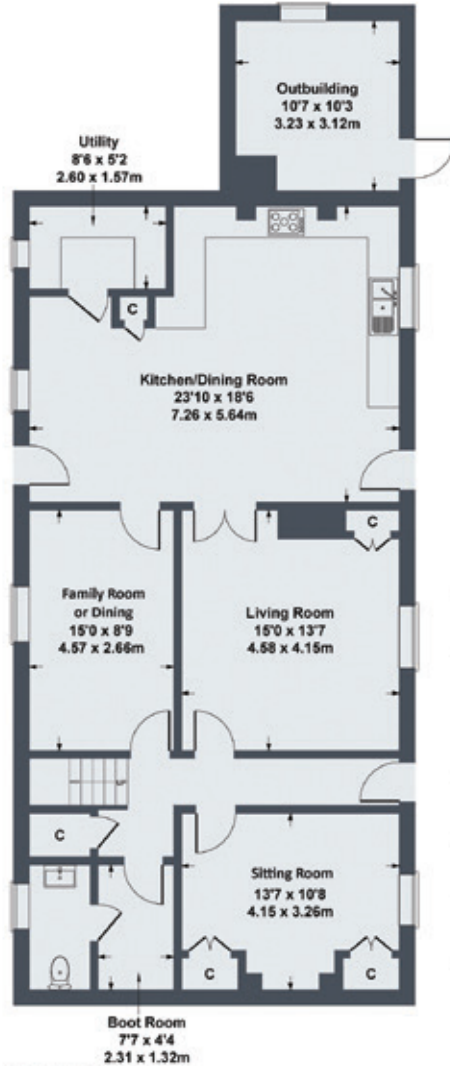
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Approximate Gross Internal Area
2540 sq ft - 236 sq m

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs



OUTBUILDING



GROUND FLOOR

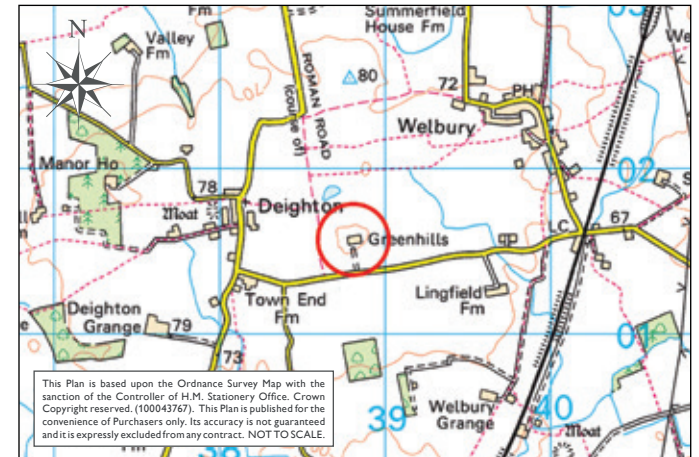


FIRST FLOOR

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



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Particulars written: May 2024

Photographs taken: May 2024