



Fencote House & Broomstick Cottage, Little Fencote, Northallerton, North Yorkshire

A unique opportunity ideal for extended families to purchase a substantial period farmhouse of over 4000sqft together with a modern 3/4 bedroom family home, outbuildings and land of approximately 7 acres in this quiet semi-rural position in North Yorkshire.



Fencote House & Broomstick Cottage, Little Fencote, Northallerton, DL7 0RR

Northallerton 7 miles, Bedale 4.3 miles, A1(M) 2.2 miles (all distances approximate)

Guide Price: £1,500,000

Accommodation

The Farmhouse – Reception hall, 5 reception rooms, Kitchen & ancillary rooms and a cellar. 5 bedrooms and 3 bathrooms. Large attic room. Gardens, stables, garaging and two large fields.

Broomstick Cottage – Reception hall, 3 reception room, living kitchen & utility room. Three/four bedrooms, two bathrooms. Private parking and gardens.

General Remarks

THE PROPERTY

A unique opportunity to purchase Fencote House together with Broomstick Cottage to then offer two impressive family homes which would appeal to anyone requiring space for an extended family or independent multi-generational living. There is also almost seven acres lying to the south of both houses with the principal rooms looking out across the land, comprising of two large fields. The stables make it ideal for anyone with equestrian interests or offer the opportunity for conversion to further independent accommodation or leisure facilities. Fencote House does require some updating and upgrading whereas Broomstick Cottage is immaculately presented and offers versatile family living space.

OUTSIDE

Both properties stand within their own gardens which adjoin the land belonging to the property. They each enjoy individual access and parking and there is a range of outbuildings including stables, tack room, stores and a garage.



LOCATION

Little Fencote is a small hamlet comprising of a handful of properties and enjoys a quiet semi-rural position between the market towns of Northallerton and Bedale. The properties provide convenient access to the A1(M) which in turn leads to the commercial centres to the north and south. Northallerton offers a varied range of shops, schools and amenities and there is a mainline railway station providing regular services direct to London Kings Cross and Edinburgh. In the neighbouring village of Kirkby Fleetham there is a reputable village pub.

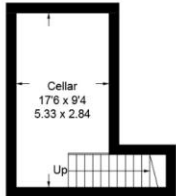




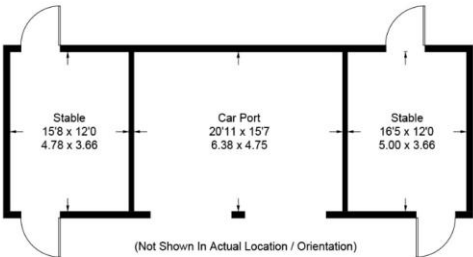


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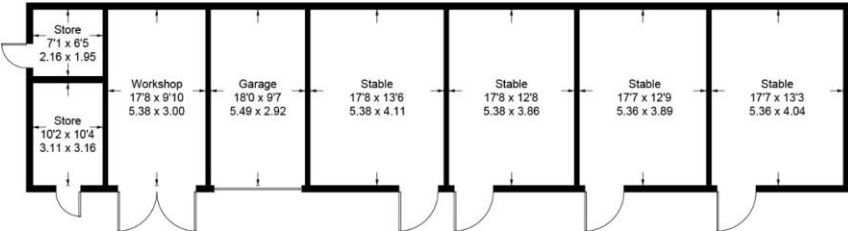
Approximate Gross Internal Area
Cellar = 183 sq ft / 17.0 sq m
Ground Floor = 2363 sq ft / 219.5 sq m
First Floor = 1560 sq ft / 144.9 sq m
Second Floor = 1022 sq ft / 95.0 sq m
Outbuildings / Tack Room = 1954 sq ft / 181.6 sq m
Total = 7082 sq ft / 658.0 sq m
(Excluding Car Port / Store / Void)



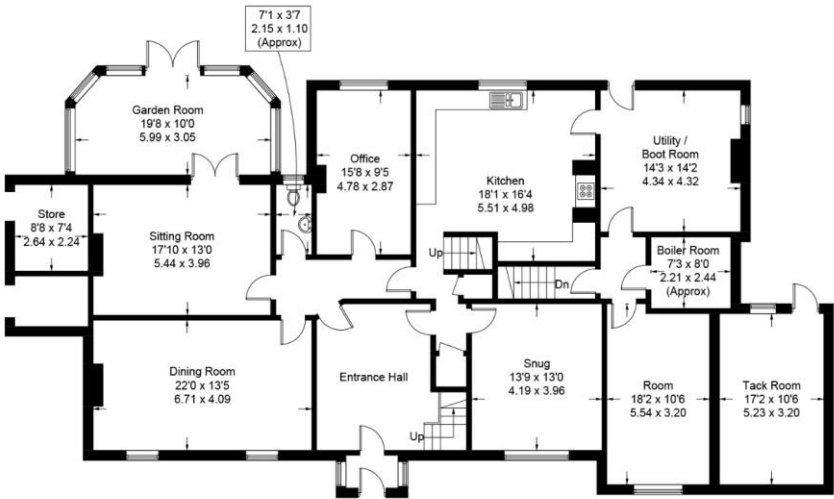
Cellar



(Not Shown In Actual Location / Orientation)



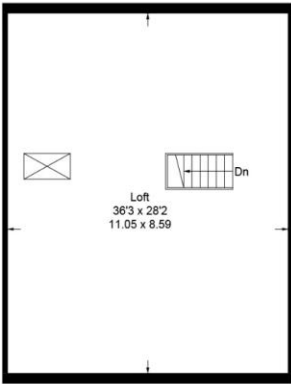
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Ground Floor



First Floor

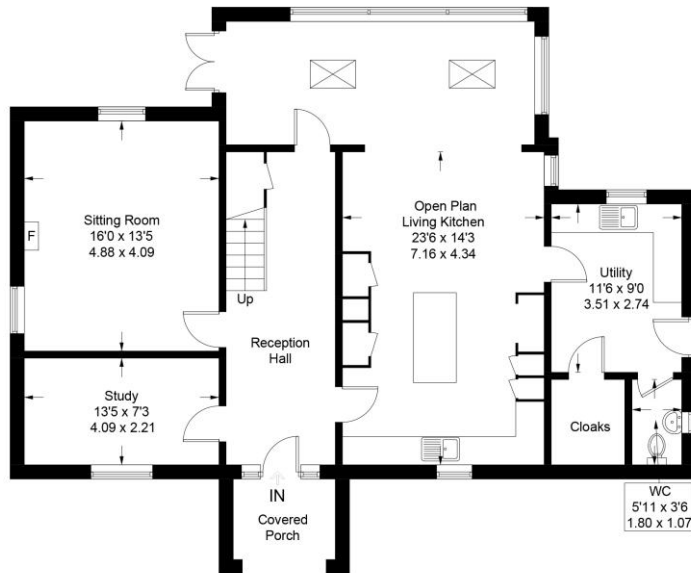


Second Floor

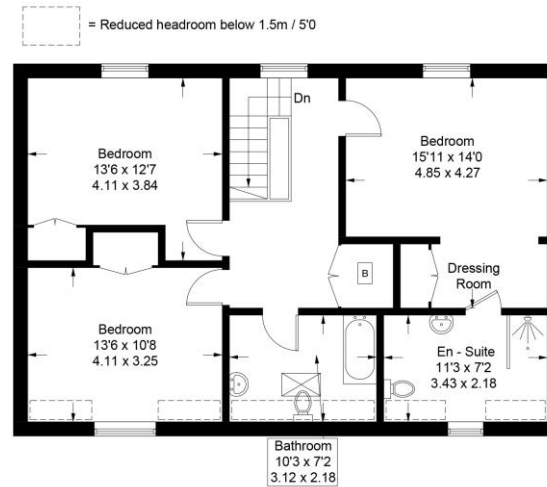
Illustration for identification purposes only, measurements are approximate, not to scale.

Broomstick Cottage, Little Fencote, Northallerton, DL7 0RR

Approximate Gross Internal Area
Ground Floor = 1176 sq ft / 109.3 sq m
First Floor = 855 sq ft / 79.4 sq m
Total = 2031 sq ft / 188.7 sq m



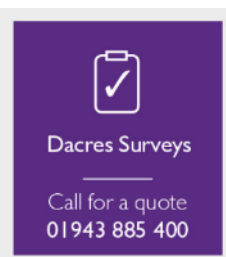
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Directions

Postcode: DL7 0RR

What3Words:///lobster.intervene.eliminate

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently G

Tenure, Services & Parking

- Freehold
- Fencote House - Mains water, drainage & electric. Oil central heating
- Broomstick Cottage – Air source heating, solar, underfloor heating, mains electric, water and drainage.
- Private driveways for each property

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260094

