



GRANGE FARMHOUSE
Kirby Hill, Boroughbridge

Carter Jonas

GRANGE FARMHOUSE, KIRBY HILL, BOROUGHBRIDGE, YO51 9DN

Boroughbridge - 1 mile
Harrogate - 13 miles
Thirsk - 13 miles
A1(M) - ½ mile

The sale of Grange Farmhouse offers a rare opportunity to acquire a significant village dwelling with tremendous scope to renovate and create a lovely family home. Alternatively, there may be the possibility of residential development on the site subject to obtaining the necessary planning approval. The vendors have not made any approaches to the local planning authorities and conditional offers for the property wouldn't be considered in this instance.

Kirby Hill is a conveniently located village just 1½ miles north of the market town of Boroughbridge. The village has a primary school, church and pub with a much wider choice of amenities and facilities in Boroughbridge itself. There is ready access onto the A1(M) providing easy access to principal Yorkshire centres and for travel further afield.

The accommodation briefly includes a spacious reception hall with access down to a storage cellar and there are three reception rooms together with a breakfast kitchen, large pantry and utility room at ground floor level. There are two separate staircases leading up to the first floor where there is a principal bedroom with en suite shower room, three further bedrooms, study/bedroom 5 and a house bathroom.

Outside there are two separate vehicular accesses from Leeming Lane providing off street parking and there are two brick outbuildings and space for a garage if required, subject to planning.

A SUBSTANTIAL 5 BEDROOM DETACHED PERIOD FARMHOUSE IN NEED OF MODERNISATION AND OFFERING DEVELOPMENT OPPORTUNITIES, SUBJECT TO PLANNING APPROVAL, SITUATED CLOSE TO THE CENTRE OF THIS POPULAR NORTH YORKSHIRE VILLAGE.



The house sits in quite a generous enclosed plot with principally lawned gardens to the rear with boundary walls and mature trees affording a good degree of privacy.

Development Opportunities

Clearly the property is in need of significant modernisation. However, if demolished, there would be sufficient scope for 2 new detached houses with there being 2 vehicular accesses. Alternatively, a terrace of 3 or 4 houses may be appropriate. Any such development will be subject to planning approval.

ADDITIONAL INFORMATION

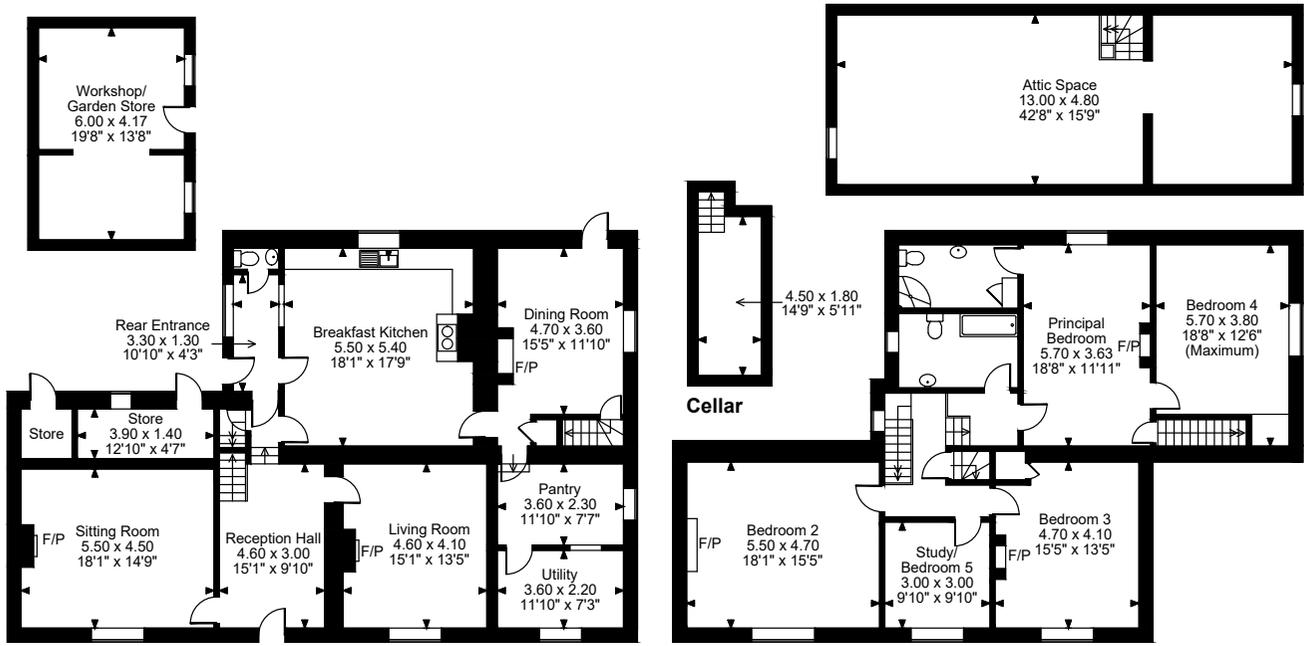
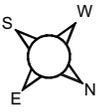
Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

Viewings: Strictly by prior appointment through the selling agent - 01423 523423.

Directions - YO51 9DN: Travelling north out of Boroughbridge along the B6265, continue past Langthorpe and after approximately 1 mile upon entering Kirby Hill, Grange Farmhouse will be seen on the left, immediately after The Blue Bell Inn.



Grange Farmhouse, Kirby Hill
Main House internal area 3,707 sq ft (344 sq m)
Stores internal area 352 sq ft (33 sq m)
Total internal area 4,059 sq ft (377 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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