





An excellent residential and equestrian smallholding including a five bedroomed detached period farmhouse which requires some refurbishment, a traditional range of stables and granary barn set around a lovely courtyard and several modern multipurpose farm buildings together with paddock land. There is outline planning permission for the construction of a replacement dwelling and there is also further potential residential development subject to planning permission and any necessary consents. Planning permission for the granary was previously granted but has now lapsed ( Ref. No: 97/51688/P ). The accommodation includes a large entrance hall, two reception rooms, kitchen / breakfast room, pantry, store and cellar. To the first floor there are five bedrooms and a refurbished family bathroom. Stairs lead to the attic space. The property is located just off the A168 between Northallerton 3 miles and Thirsk 6 miles.







- Five bedroomed detached period farmhouse in need of some refurbishment
- A range of modern multipurpose farm buildings
- Potential residential development opportunities subject to planning permission and necessary consents
- Excellent equestrian or smallholding possibilities
- A traditional range of buildings, stables and granary barn set around an attractive courtyard
- Approximately 5 acres of paddock land in all.
- Planning permission for the granary was previously granted but has now lapsed ( Ref. No: 97/51688/P )
- Located between Northallerton and Thirsk

#### GENERAL INFORMATION

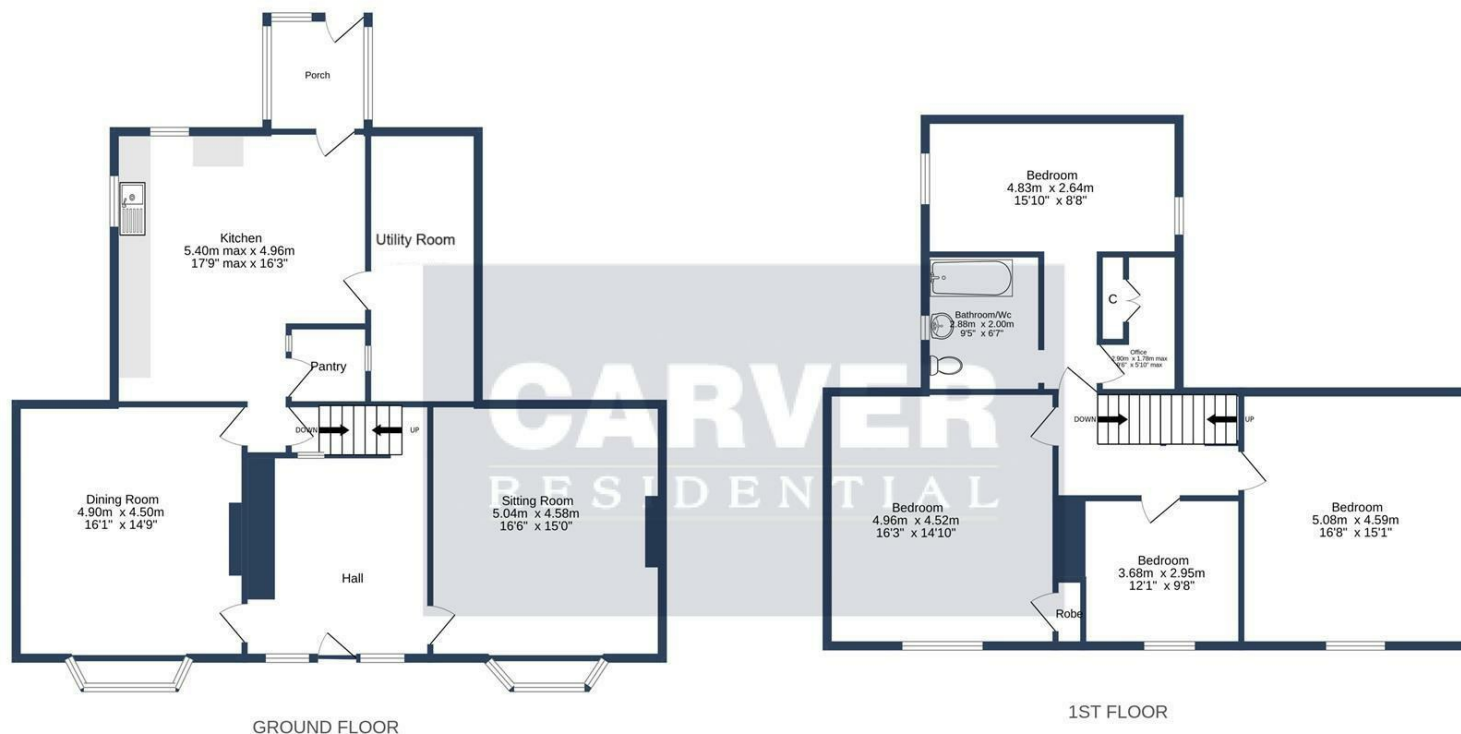
Tenure: Freehold

Services: mains electric, water and drainage to septic tank

Local Authority: North Yorkshire Band E

Outline planning permission for the construction of a replacement dwelling Ref No 21/01944/out





WHITTAKER HILL FARM, THORNTON-LE-BEANS, DL6 3SE.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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