



Fencote House, Little Fencote, Northallerton, North Yorkshire, DL7

A substantial period farmhouse providing accommodation of in excess of 4000sqft, together with land of 6.8 acres and a range of outbuildings which is ideal for anyone with equestrian interests. The property enjoys a quiet semi-rural location overlooking its own land, yet is convenient for access to the surrounding towns and A1(M).



Fencote House, Little Fencote, Northallerton, North Yorkshire, DL7 0RR

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

Guide Price: £850,000

Accommodation

Reception hall with galleried landing over, drawing room, dining room, family room, office, conservatory and a farmhouse kitchen. Utility/boot room, boiler room, storeroom, cloakroom and a cellar. Five bedrooms, three bathrooms and a large attic room. South facing gardens, a range of stables, stores and garaging, and two fields of approximately 6.8 acres in total.

General Remarks

THE PROPERTY

Fencote House is a substantial period farmhouse extending to over 4000sqft which includes an impressive reception hall leading to the five reception rooms with the principal rooms looking south over the gardens and land beyond. The farmhouse kitchen enjoys an Aga and leads to several ancillary rooms and the cellar. The first floor includes the principal bedroom suite with en-suite bathroom, there are four further bedrooms, a large house bathroom, sperate shower room and a WC. A staircase leads to the large second floor attic room which has potential for further accommodation subject to the necessary consents.

OUTSIDE

The property is approached through double gates which open to the yard at the side of the house where there is extensive parking, two single storey traditional outbuildings providing 6 stables, garaging, useful stores and a tack room. The hardstanding area then leads directly to the land which is made up of two fields and extends to 6.831 acres. There are south facing gardens to the front of the house with wrought iron railings and a hand gate to the land.



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. Despite its position, it provides quick access to the A1(M) which in turn leads to the commercial centres to the north and south. Northallerton offers a varied range shops, schools and amenities and there is a mainline railway station providing regular services direct to London Kings Cross and Edinburgh.







Fencote House, Little Fencote, Northallerton, DL7 0RR

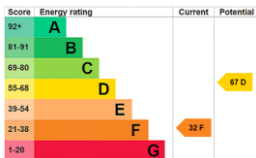
Approximate Gross Internal Area
Cellar = 183 sq ft / 17.0 sq m
Ground Floor = 2363 sq ft / 219.5 sq m
First Floor = 1560 sq ft / 144.9 sq m
Second Floor = 1022 sq ft / 95.0 sq m
Outbuildings / Tack Room = 1954 sq ft / 181.6 sq m
Total = 7082 sq ft / 658.0 sq m
(Excluding Car Port / Store / Void)



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



Disclaimer Lister Haigh is a trading name of Dacre son & Hartley Ltd 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Lister Haigh's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Lister Haigh is a registered trademark.



The image shows two logos side-by-side. On the left is the Mortgage Advice Bureau logo, which consists of an orange circle containing a white stylized 'M' and the text 'Mortgage Advice Bureau' in a sans-serif font. Below this is the phone number '01274 515 763'. On the right is the Dacres Surveys logo, which features a white icon of a clipboard with a checkmark on a purple background. Below the icon is the text 'Dacres Surveys' and 'Call for a quote', followed by the phone number '01943 885 400'.

Contact us

 **01423 860322**

 **sales@listerhaigh.co.uk**

Directions

Postcode: DL7 0RR

what3words: /// lobster.intervene.eliminate

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains water, drainage and electric. Oil fired central heating
- Garages and extensive parking

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: LHH260020

