



Hill House Farm Northallerton, North Yorkshire

STRUTT & PARKER

Hill House Farm

Little Langton, Northallerton,
North Yorkshire DL7 0PZ

A beautifully presented five
bedroomed family home,
situated in an elevated position
which affords stunning
open views

Northallerton 4 miles,
Northallerton main line train 4 miles,
Darlington 14 miles

Entrance porch | Kitchen | Sun room | Snug
Sitting room | Dining room | Utility | Boot room
Shower room

5 Bedrooms | Family bathroom | Large loft room

Outbuildings | Garden | Land | EPC rating F

2 Two bedroom cottages | 2 One bedroom
cottages | EPC ratings available from the
sellers agent

In all about 11 acres

The property

Hill House Farm is a beautiful spacious farm
house, retaining many original features. There is
a large open plan living kitchen with tiled floors
and exposed beams, a walk in pantry and a 4
oven AGA. Ideal for a modern family. Leading
into the south facing sunroom again with its
exposed beams and tiled floor. There are a
further 3 reception rooms with open fires. It has
charming character throughout.

There are two staircases leading to the first
floor where there are five large bedrooms and
family bathroom. A third staircase to the second
floor offering a substantial loft space with an
abundance of natural light. Hill House Farm also
offers an exciting opportunity for a number of
development projects on site.









Honeysuckle Cottage

Location

Hill House is located within a short drive from the popular market town of Northallerton. The railway station offers direct trains to London, Leeds and Edinburgh. Easy access to the A1 and A19 links north and south. With its open countryside and located between the Yorkshire Dales and North York Moors, there is something for everybody.

Outside

The property is situated in a slightly elevated position and is accessed up a gravel driveway to a large parking area. Looking onto one of the large double barns and the old milking parlour and dairy. Further on from there is a second, straw barn, machinery shed, stabling and housing for pigs. There is a caravan site with water and electricity, paddocks with post and rail fencing.

To the front and side there is a mature south facing garden, well stocked with shrubs and laid to lawn as well as an Orchard with mature trees.

Cottages

The main house is positioned at the head of the courtyard overlooking some of the barns and the four self-catering cottages. Sympathetically converted from former farm buildings they retain many original features with exposed brickwork, beams and an abundance of natural light.

They provide two, two beds and two one bed accommodation. Set around a lawned courtyard. With stunning views and sunshine for most of the day.



Walnut Cottage



Honeysuckle Cottage



Bramble Cottage



Horseshoe Cottage





General

Services: Mains electric and water and a Klargester for waste.

Tenure: Freehold with vacant possession.

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fittings may be subject to separate negotiation.

Directions

From Northallerton leave north on the B6271 to Richmond, through the village of Yafforth. After leaving the village travel 1.5 miles and you'll come to some gate houses on the left. At the gate houses turn left, follow this road for half a mile and the property will be found on the right hand side.

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50 offices across England and Scotland,
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Floorplans

Main House Total internal floor area excluding stair well 346 sq.m (3667 sq.ft)

Annex Total internal floor area excluding stair well 304 sq.m (3283 sq.ft)

Barn Total internal floor area excluding stair well 229 sq.m (2467 sq.ft)

For identification purposes only.



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