



## **HIGH BRACKEN HILL**

**CHOPGATE, BILSDALE, NORTH YORK MOORS NATIONAL PARK, TS9 7LL**

**Cundalls**



## HIGH BRACKEN HILL

CHOPGATE, BILSDALE  
NORTH YORK MOORS NATIONAL PARK  
TS9 7LL

*Chop Gate 3 miles, Helmsley 9 miles, Stokesley 9 miles, Teesside 16 miles, Whitby 36 Miles, York 42 Miles (All distances approximates)*

*AN ATTRACTIVELY SITUATED RESIDENTIAL AND EQUESTRIAN SMALLHOLDING COMPRISING A FULLY MODERNISED, 5 BEDROOM HOUSE, RANGE OF OUTBUILDINGS AND STABLES AND SITUATED WITHIN 13.8 ACRES OF LAND.*

- **HOUSE:** Comprehensively renovated under the owner's tenure with exceptional attention to detail and an exacting specification. Which has created this unique and wonderfully versatile home providing over 2,800 ft<sup>2</sup> of accommodation, together with beautifully landscaped garden and grounds.
- **BUILDINGS & STABLES:** An attractive range of traditional buildings providing workshop, storage, stables, garage and farm office facilities. Ideal as useful storage or equally offer some redevelopment potential; subject to all necessary planning consents.
- **LAND:** In all amounting to around 13.8 acres comprising grass and moorland and glorious gardens and grounds.

**FOR SALE BY PRIVATE TREATY**

**GUIDE PRICE: £1,200,000**

---

## DESCRIPTION / BACKGROUND

---

A truly deceptive period property with a traditional facade which belies a modern and beautifully appointed family home, set within the dramatic landscape of one of North Yorkshires most scenic Dales. High Bracken Hill has been thoroughly restored and renovated to a super standard throughout and with an attractive contemporary finish, which emphasises the light, bright, south west aspect in which the property is set in and takes in superb views across Bilsdale. Together with the house are a range of traditional and more modern buildings including a workshop, farm office, stable range and storage sheds. Situated within the glorious scenery of Bilsdale yet only a short drive from the market towns of Helmsley and Stokesley.

In all High Bracken Hill is set in almost 14 acres of grassland and includes a carefully landscaped garden, productive soft fruit and vegetable garden and small orchard. An ideal property for purchasers with small holding and equestrian interests or equally perfect as a true lifestyle property.

Renovated over a 9 year period, the property dates back to the 18<sup>th</sup> Century, with 19<sup>th</sup> and 20<sup>th</sup> century additions and retains huge charm, whilst offering many appealing modern touches. The property was thoroughly restored, with a re-wire, a new 'zoned' central heating system including underfloor heating to the ground floor and with bespoke kitchen units and high specification bathroom fittings. The accommodation offers a versatile layout and 2,897 square feet of space which briefly comprises the following; entrance porch, entrance hall, dual aspect breakfast kitchen with separate scullery, boot room and laundry. Front facing sitting room, dual aspect living room and ground floor cloakroom. Four large first floor double bedrooms; one with en-suite shower room, further house bathroom and shower room and a further large bedroom or study to the top floor which has a stunning, uninterrupted view across Bilsdale.

The property should appeal to those looking for a superbly presented and modernised country property with land, which is situated in a private rural position yet within close proximity to sought after market towns and within commuting distance to the larger commercial centres in Teesside, York and Leeds. This area of North Yorkshire provides outstanding recreational and sporting facilities and there is superb riding and walking immediate available over the adjacent National Park countryside.

---

## LOCATION

---

Chop Gate is an attractive and peaceful rural village situated within the North York Moors National Park a short drive from Stokesley (6 miles) and Helmsley (9 miles), both are vibrant towns with diverse shopping facilities, services and amenities. Chop Gate benefits from a primary school, public house/restaurant and village hall. Whilst situated in a beautiful rural location, the property has quick and easy access onto the B1257 (Helmsley to Stokesley road) which provides access into the commercial centres of Teesside within 15 miles and the historic City of York is situated approximately 45 miles away with mainline trains available to Kings Cross, London and Edinburgh.



---

## ACCOMMODATION

---

### ENTRANCE PORCH

Half glazed front door. Limestone flagged flooring. Window to the front. Electric panel heating. Fitted storage cupboard. Half glazed door to;

### ENTRANCE HALL

Limestone flagged floor. Stairs to the First floor.

### BREAKFAST KITCHEN

7.00 m (22'11") x 3.79 m (12'5")

Dual aspect room with windows to the front and rear. Limestone flagged floor. Range of joiner built birch fronted kitchen units with polished granite worktops, incorporating inset sink unit with mixer tap. Pair of integrated NEFF electric ovens. Island unit with integrated five ring NEFF induction hob. Recessed ceiling lights. Extractor fan.



### SCULLERY

4.85 m (15'11") x 3.30 m (10'10")

Fitted units with granite worktops incorporating one and a half bowl sink unit. Fitted storage. Limestone flagged floor. Electrics meters. Dishwasher point. Washing machine point. Window to the rear. Understairs cupboard housing manifold for the underfloor heating. Exposed beam.

### BOOT ROOM

3.54 m (11'7") x 3.10 m (10'2")

Fitted base unit incorporating Belfast sink unit. Gas central heating boiler (calor gas). High pressurised water cylinder. Radiator. Door to the outside. Casement windows to the rear and side.

### SITTING ROOM

4.20 m (13'9") x 3.38 m (11'1")

Casement window to the front overlooking the garden. Exposed beam.



## LIVING ROOM

5.14 m (16'10") x 4.99 m (16'4")

Dual aspect room with lovely open views to the front. Double doors opening out onto the south facing, stone flagged terrace to the front. Engineered oak floor. Wood burning stove set upon a tiled hearth and oak mantel surround. Vertical column radiator. Television point. Stairs to the first floor. Side door into the conservatory. Pair of radiators. Range of solid oak, bespoke shelving.



## LAUNDRY ROOM

3.16 m (10'4") x 2.57 m (8'5")

Fitted units incorporating stainless steel sink units. Washing machine point. Tumble drier point. Window to the rear. Door out to the side.

## CLOAKROOM

Low flush WC with hidden cistern. Wash hand basin.

## FIRST FLOOR

### LANDING

Casement window to the rear.

### MASTER BEDROOM

5.18 m (17'0") x 4.58 m (15'0")

Pair of windows to the front, which take in the far reaching views over Bilsdale. Joiner built fitted storage. Radiator.



### FITTED WALK THROUGH WARDROBE

Fitted wardrobes. Loft inspection hatch, the loft is boarded out for storage and has a good head height.

#### EN-SUITE SHOWER ROOM

Walk in shower cubicle with natural stone tiled surround. Low flush WC and basin set within vanity unit. Window to the rear. Tiled flooring. Extractor fan. Chrome vertical towel rail.

#### BEDROOM FOUR

4.03 m (13'3") x 3.11 m (10'3")

Casement window to the rear. Radiator.



#### LANDING

Steel and glass balustrade. Window to the front. Beamed ceiling. Stairs to the Second floor.

#### SHOWER ROOM

Walk in shower cubicle. Low flush WC and basin set within vanity unit. Window to the rear. Karndean flooring. Extractor fan.

#### BATHROOM

Freestanding bath. Wash hand basin set within a vanity unit. Low flush WC. Casement window to the rear. Recessed ceiling lights. Karndean flooring. Vertical Radiator



## BEDROOM TWO

3.99 m (13'1") x 3.16 m (10'4")

Casement window to the front. Radiator. Understairs fitted cupboards.



## BEDROOM THREE

4.53 m (14'11") x 3.07 m (10'1")

Casement window to the front. Exposed beams. Radiator.



## SECOND FLOOR

### BEDROOM FIVE

5.53 m (18'2") x 2.95 m (9'8")

Three velux roof lights with fantastic views over Bilsdale. Radiator.





---

## BUILDINGS

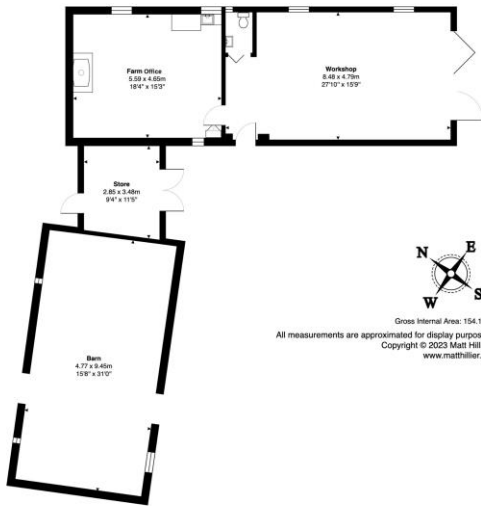
---

Situated to the north and south of the house is a nicely situated range of stables and stores, comprising as follows:

### TRADITIONAL STONE AND PANTILE BUILDINGS.

With electric light and power. Mezzanine storage area above the Farm Office, a good mixture of well presented, usable buildings and offering some further potential for re-development subject to any necessary planning consents and permissions.

BARN:	4.77 m (15'8") x 9.45 m (31'0")
STORE:	2.85 m (9'4") x 3.48 m (11'5")
WORKSHOP:	8.48 m (27'10") x 4.79 m (15'9")
FARM OFFICE:	5.59 m (18'4") x 4.65 m (15'3")



### STABLE RANGE

Comprises a large area formerly three loose boxes and a store plus a separate tack room.

STABLES:	8.10 m (26'7") x 7.31 m (24'0")
TACK ROOM:	1.96 m (6'5") x 3.37 m (11'1")

---

## GARDENS & GROUNDS AND LAND

---

The gardens at High Bracken Hill are a delight, being thoughtfully landscaped and planted to create separate areas of interest.

To the immediate front lies an Indian stone terrace, which faces south and enjoys a lovely view across the gardens and beyond. The front garden has planted up with borders which combine year-round colour and interest, spring bulbs, flowering perennials and a range of shrubs. This is framed within stone walls and terraces including a pond fed by a small brook that trickles through the garden.

At the far end lies a productive soft fruit and vegetable garden, enclosed by rabbit proof fences to all sides. A high specification cedar green house with matching cold frame and water butt, sits upon this portion of garden. Further potting shed/garage with electric light and power. A lawned garden extends around the side and rear of the house, leading up to a leading up to a large grassed area formally a riding arena. A productive orchard complements this truly sustainable property.

---

## LAND

---

In all, the property amounts to approximately 13.8 acres and comprises a nice mix of grazing and edge of moorland with some mature and more recently established trees and stream.

The land as a whole has been managed for environmental benefit. The area to the north of the house and garden is home to a variety of wildlife and offers amenity and conservation value, with a pond, orchard area and a wild haven with numerous trees and two ancient oaks.



---

## GENERAL INFORMATION - REMARKS & STIPULATIONS

---

### BASIC PAYMENT SCHEME

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are excluded from the sale.

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. A footpath runs along the track, before turning off alongside the neighbours property. The footpath does not cross the land or grounds of the property proper.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the farmhouse and scores D/68.

### WATER

There is a private Spring Water supply serving the land, the buildings and the farmhouse.

### METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Tom Watson on 01653 697 820 or Judith Simpson on 01751 472 766 email: [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk) / [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

Services: Mains electric. Spring water supply. Private drainage.  
Broadband: Boundless network array which provides internet.  
Council Tax: Band F.  
Planning: North York Moors National Park Authority Tel: 01439 770657.  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agents office in Malton, 01653 697 820  
Postcode: TS9 7LL. (Please do not rely on Sat Nav, please also view location plan).  
Details prepared May 2023. Photography 2022/2023.

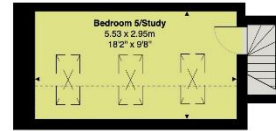
*All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.*

**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

# High Bracken Hill , Chop Gate, TS9 7LL

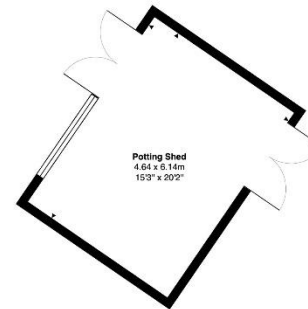


**First Floor**  
Gross Internal Area: 119.1 m<sup>2</sup> ... 1282 ft<sup>2</sup>

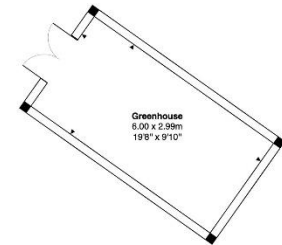


**Second Floor**  
Gross Internal Area: 18.4 m<sup>2</sup> ... 198 ft<sup>2</sup>

Gross Internal Area: 287.5 m<sup>2</sup> ... 3094 ft<sup>2</sup> (excluding stables, tack room, potting shed, greenhouse)  
All measurements are approximated for display purposes only and should be independently verified  
Copyright © 2022 Matt Hillier Photographer  
www.matthillier.co.uk



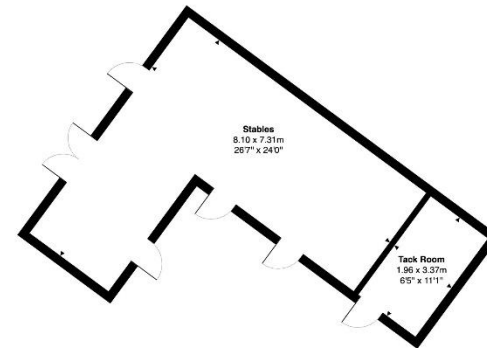
Gross Internal Area: 0.0 m<sup>2</sup> ... 0 ft<sup>2</sup>



Gross Internal Area: 0.0 m<sup>2</sup> ... 0 ft<sup>2</sup>



**Ground Floor**  
Gross Internal Area: 150.0 m<sup>2</sup> ... 1615 ft<sup>2</sup>



Gross Internal Area: 0.0 m<sup>2</sup> ... 0 ft<sup>2</sup>

C010 Printed by Ravensworth Digital 0870 112 5306

**PROFESSIONALS IN PROPERTY SINCE 1860**

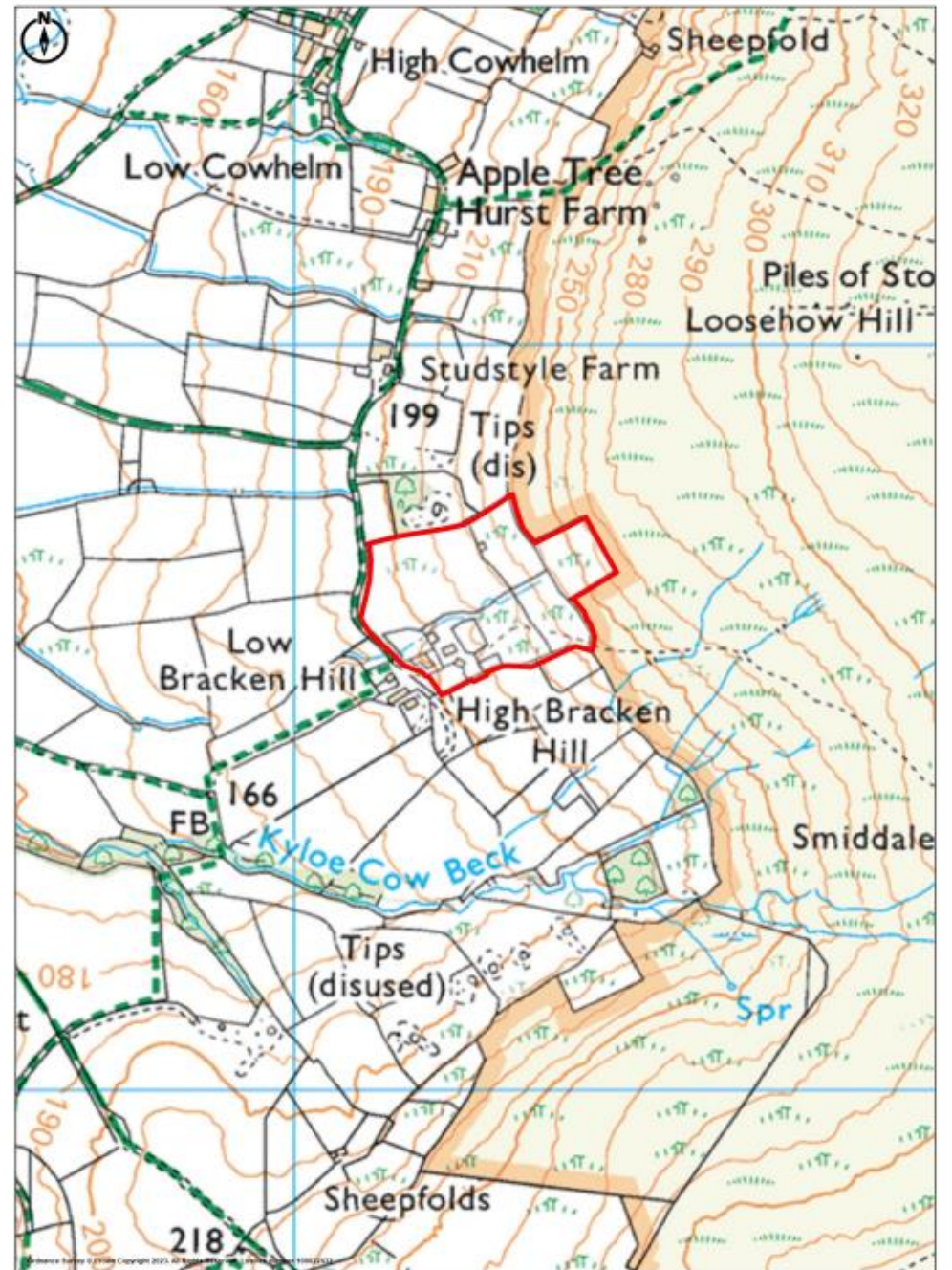
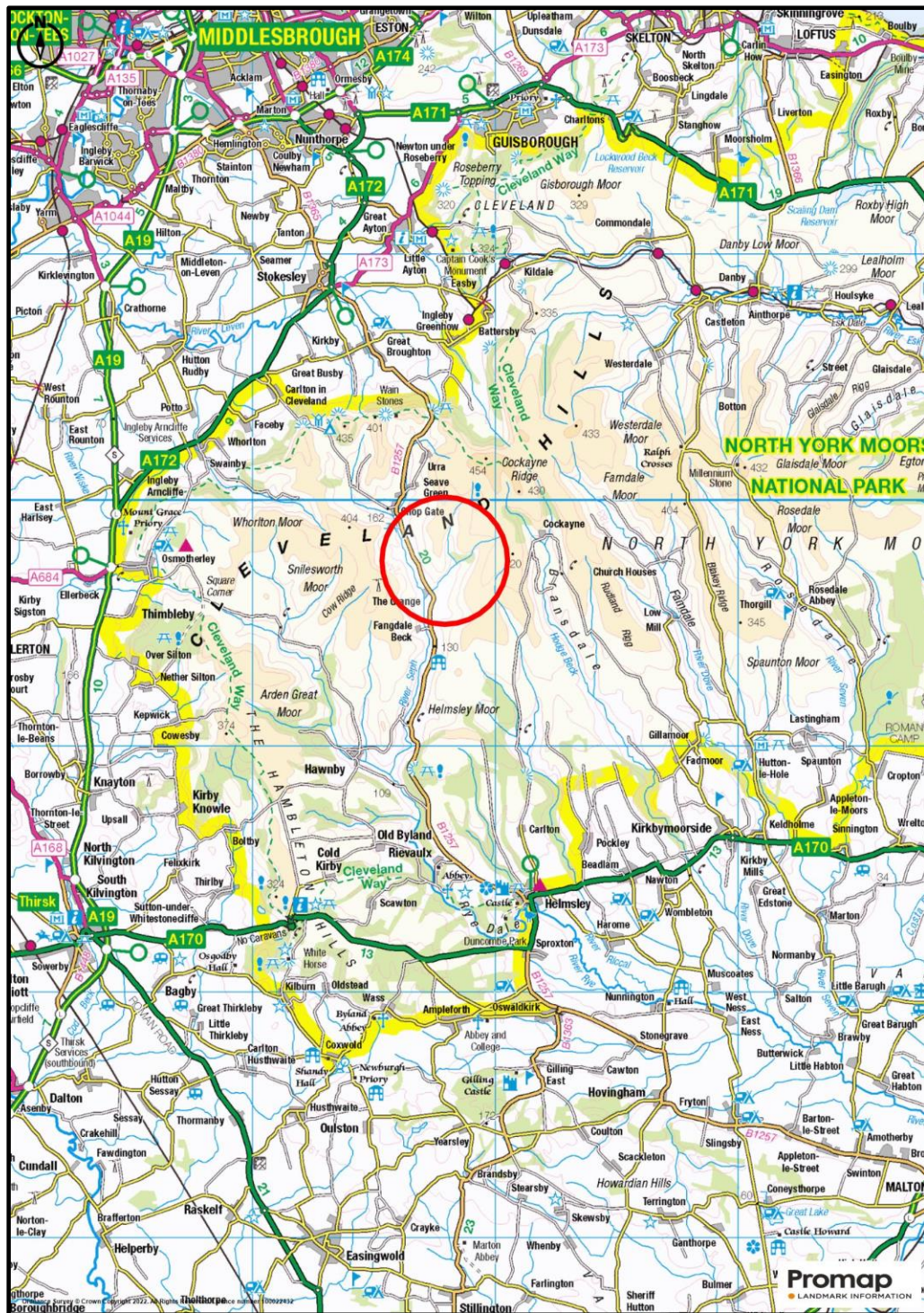


15 Market Place, Malton, North Yorkshire, YO17 7LP  
Tel: 01653 697820 Fax: 01653 698305  
Email: malton@cundalls.co.uk

3 Church Street, Helmsley North Yorkshire, YO62 5BT  
Tel: 01439 772000 Fax: 01439 772111  
Email: enquiries@cundallsrfas.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU  
Tel: 01751 472766 Fax: 01751 472992  
Email: pickering@cundalls.co.uk





**Promap** Ordnance Survey Crown Copyright 2023. All rights reserved.  
 Licence number 100022432.  
 Plotted Scale - 1:9000. Paper Size - A4



