



The Old Mill & Studio Skeeby, North Yorkshire, DL10 5EB
Guide price £950,000

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BEAUTIFUL PRIVATE SETTING - 400 year old former CORN MILL & STUDIO 'Bungalow', altogether about 398sqm/4,284sqft & about 5.42 Acres - ideal as a SECLUDED RESIDENCE or a COMMERCIAL/HOME-OFFICE Proposition. Surrounding rolling countryside on the edge of Yorkshire Dales with about 5.42 Acres of Grassland, Outbuildings/Stables & multi-vehicle Parking Areas. The STUDIO 'Bungalow' is a purpose-built THEATRE for PERFORMING ARTS etc. Biomass heating system & advanced wastewater treatment plant. Approached down a tree-lined avenue, the property is a captivating hidden gem. The area remains one of the most beautiful & rewarding places to live in the Country. The Rough Guide to Britain describes Richmond (about 2 miles) as 'an absolute gem'. A1/A66 & Scotch Corner about 2 miles, Harrogate 38, Newcastle & York 45, & Mainline rail station 11 miles - LONDON Kings Cross: 2 hours 20 minutes.

The OLD MILL

About 258sqm/2,777sqft with 2 Reception Rooms, up to 7 Bedrooms (5 double) & 2 Bath/Shower Rooms, ground floor WC & top-floor Store.

Business rates as a Retreat & Study Centre. The Old Mill's rateable value is £7,000.

(3) There is a right of way to the land at the rear.

The STUDIO 'BUNGALOW'/HOME-OFFICE etc

About 140sqm/1,507sqft overall with 14.62m x 5.86m/48' x 19'3" Performing Arts STUDIO (including Kitchenette, Washroom/WC & Store), 6.00m/19'8" Sitting Room/OFFICE, Kitchen/Dining Room, Quiet Room & En Suite. Residential use of the 'Studio Bungalow' would be 'subject to planning permission'.

HEATING & WATER TREATMENT

Biomass boiler (Non-domestic RHI Scheme entitles owners of the property to quarterly RPT-linked payments for 20 years - currently Q3 of Year 6 (Dec '20). Ofgem income of £22,387 received between March 2015 & Sept 2020) & new GRAF Klaro Advanced Wastewater Treatment Plant.

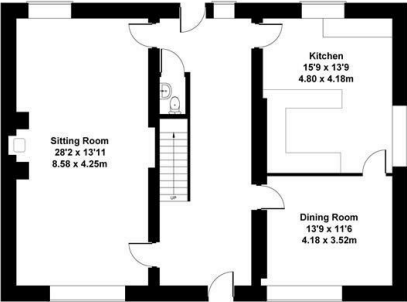
NOTES

(1) Residential use of the 'Studio Bungalow' would be 'subject to planning permission'.

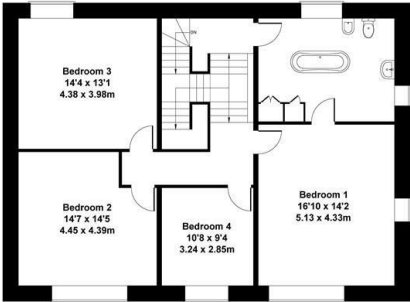
(2) Business Rates: Previously exempt from



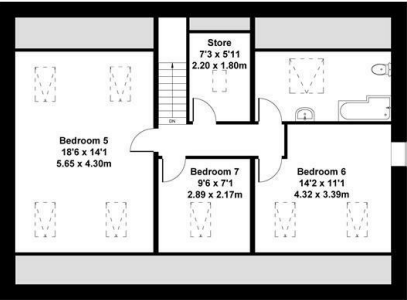
GUIDE PRICE £950,000



GROUND FLOOR



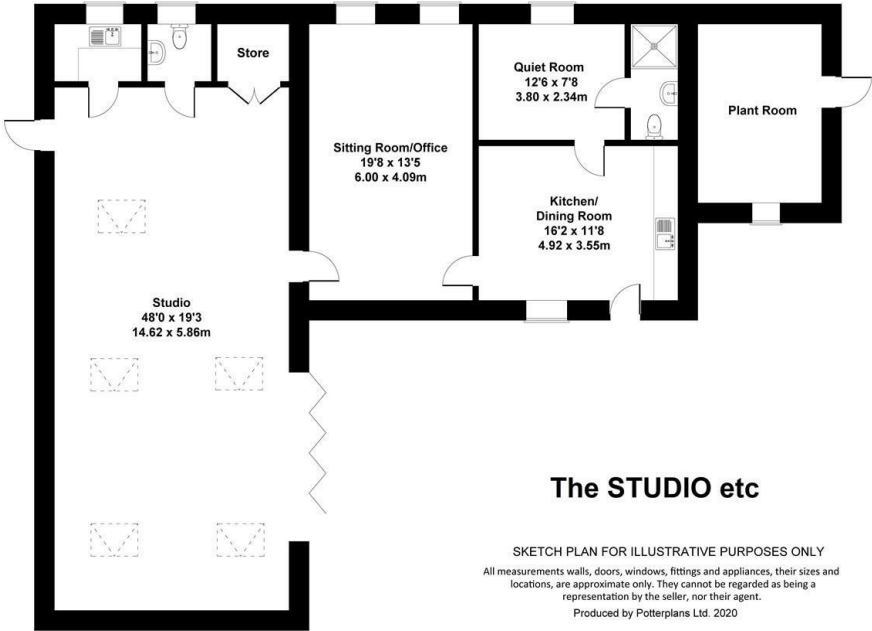
FIRST FLOOR



SECOND FLOOR


The Old Mill

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd 2020



The STUDIO etc

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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