

PROSPECT HOUSE, GREAT FENCOTE,
NORTHALLERTON DL7 0RX



**AN IMMACULATELY PRESENTED, WELL LAID OUT AND SPACIOUS,
SUPERBLY SITUATED VILLAGE RESIDENCE OF CHARACTER AND
DISTINCTION OFFERED IN SHOWHOUSE CONDITION**

- Immaculately Presented Internally & Externally
- Particularly Well Laid Out & Spacious
- 4-Bedroomed Accommodation
- Light, Airy and Spacious Reception Rooms
- Quality Fitted Kitchen, Utility, Bathroom & En Suite
- Attached Double Garage & Gardens to Front & Rear

OFFERS IN THE REGION OF: £400,000

PROSPECT HOUSE, GREAT FENCOTE, NORTHALLERTON

SITUATION

Northallerton	8 miles	A1	2 miles
Richmond	8 ½ miles	Bedale	7 miles

Great Fencote is a popular rural residential village situated within convenient travelling distance of the local market towns of Northallerton, Bedale and Richmond and within easy reach of the A1 trunk road.

The village lies close to the village of Kirkby Fleetham where Public House, Post Office, Shop and renowned local Primary School are to be found.

The property itself enjoys particularly attractive position, nicely set back from the minor road that runs through the village and with superb, panoramic views out over the surrounding countryside. The property sits on a good sized plot with a high degree of privacy. It lies within convenient and easy commuting distance of Northallerton, Bedale, the A1 and A19 trunk roads, Teesside, York, Darlington and Leeds.

The local market towns of Northallerton, Richmond and Bedale have a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and weekly markets. Other market town shopping is available at Thirsk and Darlington and major centres of commerce can be found at York, Middlesbrough, Teesside and Leeds.

This area enjoys excellent commuting via the A.1 and A.19 trunk roads which offer access to all the major centres of commerce, locally and nationally and link into the main arterial road networks of the UK.

The local market town of Northallerton is further complemented with an East Coast main line train station which links London to Edinburgh and brings London within 2 ½ hours commuting time (under normal conditions). Additionally via the Transpennine line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester and Manchester Airport.

There are International Airports at Leeds/Bradford, Teesside, Newcastle and Manchester.

This area of North Yorkshire lies nicely between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar where additional excellent leisure activities can be enjoyed.

In and around the village of Great Fencote there is good walking, shooting, fishing and golf at a number of courses in the area to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Bedale, Northallerton, Richmond and Darlington. Independent schools at Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

Hunting – is with the Bedale, although the Hurworth and Zetland Hunts are close-by. The renowned packs of the York & Ainsty North, West of Yore and Bilsdale are within reasonable and convenient boxing distance.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and Yorkshire Dales and close to local rivers and ponds.

Racing – Catterick, Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Newcastle and Doncaster.

Horses & Hunting - The area around the property is particularly attractive riding country with many quiet country roads in the vicinity.

Golf – Bedale, Romanby, Thirsk, Darlington, Richmond and Catterick.

Walking – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property. The property lies between the North Yorkshire Dales National Park and the North Yorkshire Moors and is within one hours travelling of the Coast at Whitby, Scarborough and Redcar where further leisure activities are to be found.

Theatres – Darlington, Richmond, Durham and Newcastle.

Leisure Centres – Richmond, Darlington, Northallerton, Bedale and Scotch Corner.

Communications – A.1 Trunk Road is close-by providing access north and south and commuting onto the A.66.

Mainline railway stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of 2 ½ hours approx. Additionally, via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside (30 mins), Newcastle and Leeds Bradford.

DESCRIPTION

Prospect House at Great Fencote comprises one of the finest presented properties we have marketed for some years. It comprises an immaculately presented, well laid out and spacious, superbly extended by the present owners, brick built village residence of character and distinction which has, under the present ownership, undergone a complete refurbishment, to provide particularly well presented, attractive family accommodation which enjoys the benefit of oil fired central heating and beautifully crafted solid wood sealed unit double glazed sash windows.

Internally the property benefits from a ground floor made up of Entrance Vestibule opening out into superb light and airy Dining Hall / Reception Hall which is nicely divided into two distinct areas off of which is the Drawing Room that runs from front to rear and provides a superb main entertainment room. The farmhouse style kitchen again is superbly divided into separate seating area, breakfast and kitchen area with the seating area enjoying the benefit of an original cast range whilst the kitchen area is superbly fitted with a superb range of Shaker style base and wall cupboards, with solid wood work surfaces, a host of quality appliances and opening out nicely to the side to a purpose built breakfast area with window ledge seating. To the rear of the kitchen is a very useful Utility Room and additionally on the ground floor there is further accommodation extending to Snug / Potential Office / additional ground floor Bedroom, Downstairs Cloakroom/WC / useful Cellar with storage area and sub floor Office. Whilst on the First Floor the property enjoys Master Bedroom with En Suite Dressing Room and Bathroom, 3 additional good sized Bedrooms together with quality fitted Family Bathroom.

Outside, the property enjoys to the front double garage with twin electrically operated up and over doors together with attractive lawned gardens and block paved hardstanding.

To the rear of the property are superbly contained landscaped gardens extending to natural stone flagged patios, main area of lawned gardens with deep shrub borders having raised borders to rear with natural stone walls to two sides. There are panoramic views over the surrounding countryside and farmland. There is further hardstanding area presently used for kennels, shed and oil storage.

The offering of this property presents a unique opportunity for the discerning Purchaser to acquire an immaculately presented property which has been renovated and restored to its former glory with an eye to detail and a disregard for expense to provide a fine family house.

Viewing is particularly essential.

ACCOMMODATION

In through feature hardwood front door into

Entrance Vestibule

3' 7" x 3' 5" (1.09m x 1.04m) with quarry tiled floor, coved cornice ceiling and ceiling light point. Inner stripped oak door with ceramic door handles leading into:

Dining Hall & Reception/Sitting Area

10' 6" x 15' 3" (3.20m x 4.65m) max into bay with oak floor. This Dining Hall area has coved cornice ceiling, inset ceiling

light spots, two picture light points, double radiator, good views onto front garden.

Sitting Area

12' 6" x 15' 4" (3.81m x 4.67m) max. Continuation of the coved cornice ceiling, inset ceiling light spots and oak flooring. This area enjoys cut sandstone fire surround; hearth and mantle shelf with an inset cast surround and grate. To the side is a chimney breast store cupboard topped with display shelving and book shelves. Double radiator. Archway to rear leading to small inner hall giving access to stairway, Kitchen, Cellar and Snug.

Off the Dining Hall area is access to:



Drawing Room

13' 4" x 22' 6" (4.06m x 6.85m) with two pairs of double glazed French Doors to rear giving superb access out to patio and rear garden. The room itself enjoys the benefit of a cut Yorkshire stone fireplace, hearth and mantle shelf with inset multi-burning stove. The room has coved cornice ceiling, two wall light points, two picture light points, two double radiators, television point, telephone point. Views out to the front and rear. Twelve-volt lamp points. A very light and airy room.



Snug/Potential Office / 5th Bedroom

8' 1" x 9' 9" (2.47m x 2.96m) with exposed beam ceiling, wall light point, double radiator, feature cast surround and mantle shelf with an inset open grate. Stone hearth.

Farmhouse Kitchen

Divided into sitting area, main kitchen area and breakfast area.

Seating Area

7' 4" x 10' 11" (2.23m x 3.33m) with natural travertine stone flooring with heavily beamed ceiling. Wall light point and a picture light point. Feature cast range on a stone flagged hearth with cast mantle shelf. Chimney breast alcove with shelved storage. Television point. Archway through into:

Beamed Kitchen Area

14' 2" x 9' 7" (4.31m x 2.92m) with superb fitted kitchen comprising extensive range of Shaker style base and wall cupboards, solid wood work surfaces with inset 1 ½ bowl sink unit having mixer tap over and work surface inset drainer. Space and point for range type cooker with brushed steel and glass extractor hood, light and extractor over. Built in quality appliances with unit matched fronts comprising dishwasher, space for large larder type fridge, continuation of the travertine flooring, natural cut stone tiled splashbacks, inset ceiling light spots, double radiator, Inset velux roof light providing a high degree of natural light to the kitchen. Archway to Breakfast Area



Breakfast Area

5' 0" x 6' 10" (1.52m x 2.08m) with fitted window ledge seating, views over the patio area and attractive gardens. Doorway to rear of kitchen leads into:



Utility Room

10' 6" x 7' 3" (3.20m x 2.21m) with range of light oak base and wall cupboards, work surfaces with inset single drainer, single

bowl stainless steel sink unit. Space and plumbing for auto wash. Space and point for dryer. Built in full length cupboard suitable for cloaks or ironing board etc. Inset ceiling light spots. Velux roof light, tiled splashback, tiled floor, stable door to outside, inner door leading to:

Downstairs WC

2' 7" x 5' 8" (0.79m x 1.72m) comprising duo flush WC, slimline wash basin, wall mounted Vector extractor fan, inset ceiling light spots, slimline radiator.

Cellar

Access from inner hallway down stone steps past cloaks hanging area and space for wine store, vacuum store etc. Through archway to:

Sub-Floor Office

7' 0" x 8' 11" (2.13m x 2.72m) Telephone point, TV point, Broadband access and points for fully fitted CCTV system. The room has inset ceiling light spots, radiator and picture window with views onto patio.

Storage Area

5' 1" x 5' 10" max (1.55m x 2.08m) which is presently used as wine store.

Stairs to First Floor have stained and polished balustrade and posts with panelled wall to one side and painted walls to the other. Half landing with double glazed window looking out onto rear garden and providing a high degree of natural light.

Main Landing

14' 7" x 2' 8" (4.44m x 0.81m) with coved cornice ceiling, ceiling light point, inset ceiling light spots to main hall/inner hall area and an attic access.

Master Bedroom Suite

Bedroom:

14' 11" x 12' 10" (4.54m x 3.91m) with windows to two sides providing high degree of natural light and good views out. Coved cornice ceiling, inset ceiling light spots, attic access, double radiator, television point. Doorway through to:



En Suite Bath and Dressing Room:

7' 11" x 12' 8" max (2.41m x 3.86m). Enjoys wall length wardrobes and storage with mix of opaque and solid doors. Extensive wardrobe and shelved/drawer storage briefly comprising triple corner robe, three single wardrobes – one with twin hanging rails, one with shelf storage beneath and one with drawer storage beneath. Corner shelved store cupboard, all with over cupboard lighting. Main suite is white comprising ornate panelling to bath with fitted shower screen, fully tiled around with thermostatic controlled mains shower. Matching pedestal wash basin and WC with tiled dado rail. Double radiator. Inset ceiling light spots, wall mounted light and shaving mirror over basin.

Bedroom 3

12' 9" x 10' 9" (3.89m x 3.28m) with coved cornice ceiling, inset ceiling light spots, double radiator, chimney breast with feature pine surround and mantle shelf, inset brick surround and cast grate. Radiator.

Bedroom 4

6' 8" x 8' 0" (2.03m x 2.44m) with inset ceiling light spots, radiator and window with view out onto rear garden and patio. Stripped pine door with ceramic door furniture



Bedroom 2

12' 9" x 13' 0" (3.89m x 3.96m) with an exposed and polished pitch pine floor, coved cornice ceiling and inset ceiling light spots. Chimney breast with light oak surround. Cut stone inner with cast fireplace and basket. Double radiator.

Family Bathroom

9' 10" x 7' 6" (2.99m x 2.28m) with half panelled walls, suite comprising tub bath on ball and claw feet with mixer tap and shower attachment over. Duo flush WC and pedestal wash basin. Separate fully tiled shower cubicle with Triton mains shower. Coved cornice ceiling. Inset ceiling light spots and wall mounted shaver socket. Wall mounted mirror with shaver light over. Wall mounted radiator and heated towel rail. Exposed and polished pitch pine flooring.

OUTSIDE

Garages

17' 7" x 20' 7" (5.36m x 6.28m) with extensive eaves storage.

Light and power, built in workbench with space beneath for appliances, space to corner for additional fridge/freezer etc.

The garages have twin electric up and over doors to front, pedestrian stable door to rear.

GARDENS

To the rear of the property are superbly contained landscaped gardens extending to natural stone flagged patios, main area of lawned gardens with deep shrub borders having raised borders to rear with natural stone walls to two sides. There are panoramic views over the surrounding countryside and farmland. There is further hardstanding for kennels, shed etc.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electricity and drainage.

LOCAL COUNCIL

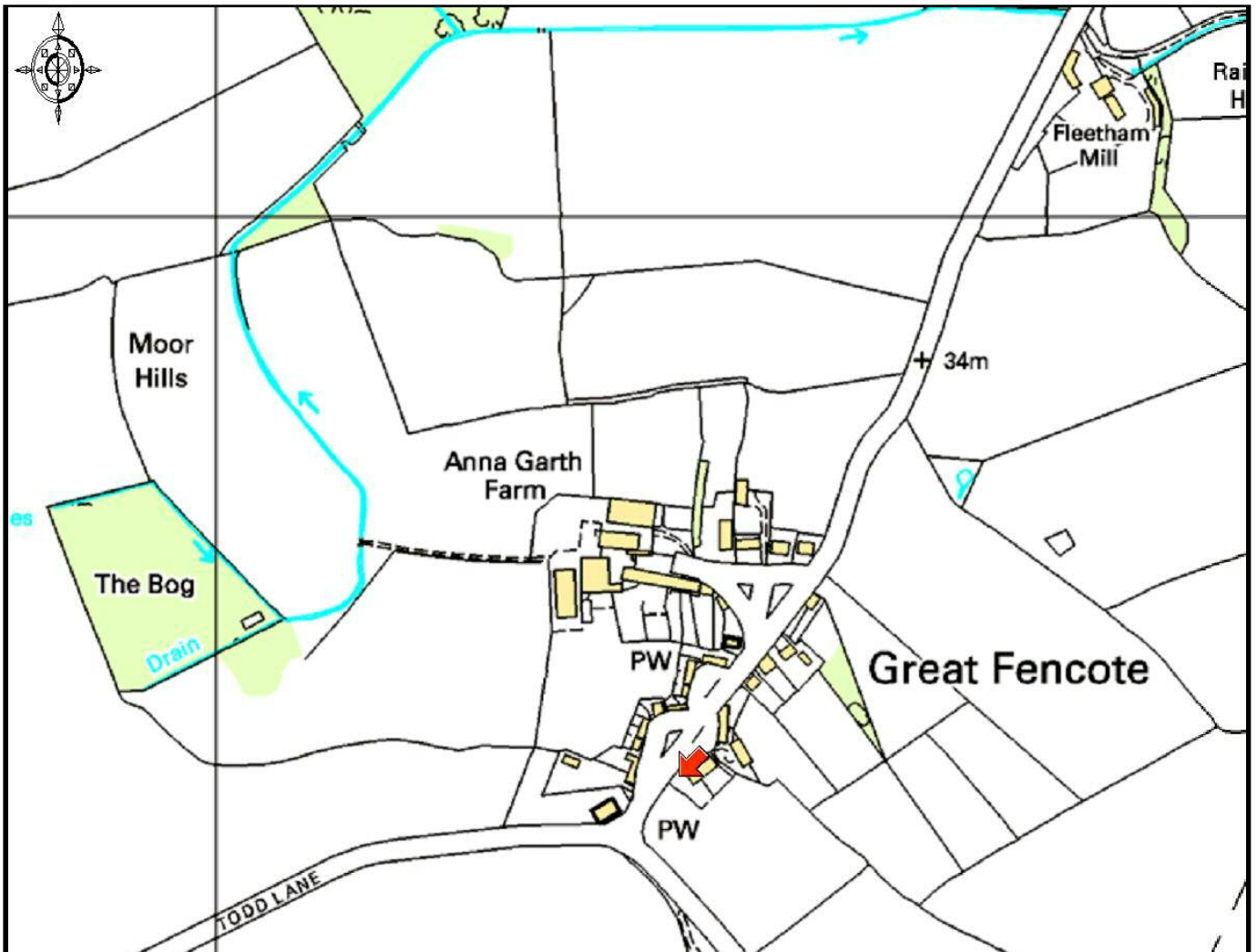
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C.

PLEASE NOTE

Mr Tim Pennington BSc (Hons) MRICS is dealing with the sale of this property. If you have any queries relating to the sale, please contact him on tel. no. 01609 – 771959.



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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