

To Let On An Assured Shorthold Tenancy for 6/12 Months Initially
**ALLERTHORPE HALL, GATENBY,
NORTHALLERTON DL7 9PG**



**A PARTICULARLY ATTRACTIVE 6-BEDROOMED COUNTRY
RESIDENCE OF IMMENSE CHARACTER AND DISTINCTION**

- Well Laid Out & Spacious Country Residence
- Good Sized, Well Maintained Grounds
- Extensive Reception Rooms
- Extensive Hardstanding & Garaging
- Useful Outbuildings for Storage
- Host of Interesting & Original Period Features

RENT: O.I.R. £1800 Per Calendar Month

ALLERTHORPE HALL, GATENBY, NORTHALLERTON

SITUATION

Bedale	4 ½ miles Northallerton	10 miles
Thirsk	12 miles A.1 Trunk Road	1 ¼ miles

(all distances are approximate)

The property is conveniently located approximately 1 ¼ miles East of the A.1 to the north of the small hamlet of Gatenby. It is well situated in a quiet rural location and is accessed by private access driveway which serves three properties (see location plan).

The property is well placed in relation to the Gatenby interchange with the A.1 Trunk Road, thereby providing good access to routes North and South and therefore bringing Leeds, Teesside, Newcastle and even London within convenient commuting distance.

The property is within easy travelling distance of Bedale and Northallerton Town Centres where a full and comprehensive range of educational, recreational and medical facilities are to be found together with good High Street shopping.

Additional market town shopping is available at Thirsk, Richmond and Ripon whilst major centres of commerce and amenities can be found at York and Harrogate.

The major cities of Leeds and Newcastle are both within convenient distance via the A.1 trunk road which are well located within easy travelling distance of the property and offers access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

Northallerton enjoys the benefit of a East Coast main line train station with travelling time to London of some 2 ½ hours and good commuting to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Leeds/Bradford and Durham Tees Valley.

AMENITIES

Gatenby is attractively situated nicely detached from the A.1 trunk road within convenient travelling distance of the North Yorkshire Moors and North Yorkshire Dales National Park. Additionally the Coast at Scarborough, Whitby and Redcar is within easy travelling distance and offers superb further leisure opportunities.

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

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

Golf – Local Golf Clubs include; Bedale, Thirsk and Romanby (Northallerton).

Schools - the area is well served by good state and independent schools, including a local school at Leeming plus bus service for senior students to Bedale. Independent schools can be found at Polam Hall, Darlington, Yarm, Teesside High, Ripon Grammar, Ampleforth and Queen Mary's at Baldersby.

Walking and Cycling – the area is well served for attractive walking and cycling with some particularly attractive scenery and countryside in and around this area.

DESCRIPTION

Allerthorpe Hall at Gatenby comprises a superbly positioned well laid out and spacious, superbly presented country residence constructed in approximately 1608 and retaining a host of original features including oak panelling, open fireplaces, stone flooring etc.

The property has been updated and modernised with an eye to retaining the original features and now enjoys the benefit of a modern fitted kitchen, well equipped attractive bathrooms with good quality fittings etc. On the ground floor there are up to five / six reception rooms including large kitchen, extensive pantry, offices and utility room. Whilst on the first floor there are up to six bedrooms, together with associated dressing rooms, bathrooms and of particular on the first and ground floor there are turret rooms suitable for storage, offices, dressing rooms etc. The property therefore provides a superb base as a large family house, a superb venue for entertaining guests and is situated in a superb rural position with panoramic views over the surrounding countryside.

The property is complemented by good sized, well laid out, attractive formal gardens laid principally to lawn with box hedge division, shrub borders and particularly attractive patio to front of property. To the rear the property enjoys further lawned gardens, extensive concrete and chippings hardstanding for a number of vehicles and access to the detached range of garaging, store sheds etc. There is additional hardstanding and detached garage to the side of the property.

The offering of Allerthorpe Hall, Gatenby, provides an all too rare opportunity for the discerning person looking for a superb country retreat which is nevertheless ideally placed for access to all the national and local centres of commerce and transport networks. Early inspection recommended.

ACCOMMODATION

In through original solid oak front door with wrought iron door furniture (the property was built in about 1608) into:

Large Hallway
11.78m x 2.20m (38'8" x 7'3")

With very attractive and ornate mosaic tiled floors. Stairs to First Floor. Coved corniced ceiling. Ceiling light point. Half panelled walls. Double radiator. Useful shelved understairs store cupboard.

Pantry

1.86m x 1.37m (6'1" x 4'6")

Shelved with wall light points.

Stripped pine door with etched glass panels leading into:

Rear Entrance

6.30m x 2.08m (20'8" x 6'10")

With tiled floor. Back stairs to first floor. Double radiator. Ceiling light point. Rear oak door to rear chippings driveway and hardstanding.

Rooms off the main hallway;

Oak Panelled Drawing Room

5.18m x 5.40m (17' x 17'9")

With ceiling light point. Double radiator. Very heavily carved dark oak panelled walls. Windows to two sides. Door to:

Turret Room

2.52m x 2.49m (8'3" x 8'2")

Built in original shelved store cupboard. Radiator. Additional door from Drawing Room leads into:

Side Annexe Room

1.83m x 1.32m (6' x 4'4")

With some heavy beaming.

Dining Room

4.72m x 5.59m (15'6" x 18'4")

Coved corniced ceiling. Ceiling light point. Double and single radiator. Carved mahogany surround fireplace with inset tiled reliefs, tiled hearth inset open grate. Door off to:

Useful Turret Room / Office

4.45m x 2.99m (14'7" x 9'10") max

Fireplace with carved oak surround with inset cast grate. Twin telephone points. Ceiling light point. Radiator.

Sitting Room

5.77m x 4.65m (18'11" x 15'3")

With heavy oak panelling to one wall enjoying inset mahogany surround fireplace with tiled surround and hearth with inset open grate. Exposed and polished wood floor. Two double radiators. Part panelled walls to remainder of room. Ceiling light point. Good views out to front.

Breakfast Room

4.03m x 4.88m (13'3" x 16')

With tiled floor. Inset ceiling light spots. Double radiator. Feature tiled fireplace, mantle shelf and hearth with inset open grate and having display reliefs and niches to side. Archway through into:

Kitchen

4.09m x 3.81m (13'5" x 12'6")

Very attractively fitted with quality range of honeyed pine base and wall cupboards, cut granite work surfaces with inset Belfast

sink with mixer tap over. Plinth mounted Aga. Inset ceiling light spots. Space and plumbing for dishwasher. Unit matched dresser. Unit matched plate rack and unit matched glass fronted display cabinets with inset wine rack. Matching pine door leading to:

Pantry

2.86m x 1.98m (9'5" x 6'6")

With space for large appliances, ceiling light point. Door through into:

Office

2.79m x 2.72m (9'2" x 8'11")

With radiator. Wall light point. Telephone point. Door through into:

Boiler Room

1.42m x 2.72m (4'8" x 8'11")

Housing floor Trianco Eurostar oil fired central heating boiler. Beamed ceiling. Ceiling light point. Space for appliances.

Large Utility Room

5.49m x 3.96m (18' x 13')

With tiled floor. Fitted light oak base and wall cupboards with cut granite work surface. Inset stainless steel sink. Space and plumbing for auto wash. Space and point for dryer. Space And point for electric cooker. Heavily beamed ceiling with two ceiling light points. Double radiator. Door to rear leading into:

Store Room

4.39m x 5.52m (14'5" x 18'1")

With tiled floor. Double radiator. Ceiling light point. Solid oak door out to front garden. Solid oak door to rear garden. Internal door leads to:

Downstairs WC

1.25m x 4'1" x 7'11"

With pedestal wash basin, duo flush WC, radiator, ceiling light point. Wall mounted extractor fan.

Stairs to First Floor have painted balustrade and spindles leading up to:

L Shaped Main Landing

15'10" x 4'2" and 7'3" x 4'1"

Gives access to first floor rooms and inner hallway. Shelved store cupboard. Ceiling light point. Fitted picture rail. Attic access. Double radiator.

Bedroom No. 1

6.20m x 5.87m (20'4" x 19'3")

With heavily panelled oak walls. Ceiling light point. Double radiator. Door to:

Turret room

2.47m x 2.52m (8'1" x 8'3")

Presently used for storage. Basket grate. Leaded windows to two sides giving great views onto the gardens. Door to:

Walk in Wardrobe

1.37m x 1.32m (4'6" x 4'4")

Cloaks hanging rail.

Bedroom No. 2

6.23m x 4.72m (20'5" x 15'6")

Ceiling light point. Double radiator. Telephone point. Built in wardrobe with twin cloaks hanging rails and shelved storage to side, cupboard storage over. TV point. Door to:

Turret Room

2.46m x 2.52m (8'1" x 8'3")

Bedroom No. 4

2.84m x 4.80m (9'4" x 15'9")

Ceiling light point. Double radiator.

Bedroom No. 3

3.84m x 5.97m (12'7" x 19'7")

Ceiling light point. Double radiator. Former fireplace with display mantle shelf. Built in wardrobe housing cloaks hanging rail, shelved storage to side, cupboard storage over.

Inner doorway off main hallway leads into:

Rear Hallway

7.21m x 3.55m (23' 8" x 11'8") max

With useful built in shelf.

Bathroom

3.60m x 3.53m (11'10" x 11'7")

With ball and claw cast bath. BC sanitan eye level cistern WC. His and Hers Villeroy & Boch wash basins set into cut marble surround with twin cupboards beneath. Shaver socket. Radiator. Inset ceiling light spots. Separate fully tiled shower cubicle with mains drench shower. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage to side and over.

Bedroom No. 5

4.03m x 2.69m (13'3" x 8'10")

Radiator. Ceiling light point. Built in shelved store cupboards.

Large Walk in Wardrobe

3.99m x 2.52m (13'1" x 8'3")

With good range of built in cloaks hanging rails, shelved storage and shoe storage.

Bathroom

3.20m x 1.88m (10'6" x 6'2")

With painted panelled bath. Part tiled walls around with mixer tap and shower attachment over. Matching pedestal wash basin and WC. Double radiator. Light point. Tiled splashback to wash basin.

Small Rear Hallway

With shelved store cupboard.

Rear Stairs

Rear Double Bedroom

3.74m x 4.82m (12'3" x 15'10")

With ceiling light point. Double radiator. Good views out.

OUTSIDE

Outbuilding

8.07m x 2.00m (26'6" x 6'7")

Range of brick built stores which provide for wood storage, recycling, coal storage etc. divided into four bays.

Oil Storage Shed

3.66m x 2.76m (12' x 9'1")

Water tight and concrete floor. Plinth for tank.

Coal Shed

2.26m x 2.89m (7'5" x 9'6")

On concrete base.

Large Outbuilding

13.72m x 5.64m (45' x 18'6")

Brick built with slate roof, presently used for storage. Twin doors allowing access. Internally it is heavily beamed. Light and power. There is a large amount of concrete hardstanding for any number of vehicles. There is gated access to the front. Useful enclosed side yard, presently used for kennelling.

There is concrete hardstanding to the front of:

Twin arched Garage

6.10m x 5.46m (20' x 17'11")

One side of which has a pit. There is a Granary over. Twin openings to the front.



GARDENS

Formal twin access gates up to the front with large stone pillars to the side topped with large stone balls.

The property is complemented by good sized, well laid out, attractive formal gardens laid principally to lawn with box hedge provisions, shrub borders and particularly attractive patio to front of property.

The front garden is nicely arranged behind stone bases and with twin stone pillars and wrought iron work with a particularly fine façade of the house and the front garden has large natural stone flagged patio at the front, opening out onto formal lawned gardens which are enclosed by walling with stone tops and hedging.

To the rear the property enjoys further lawned gardens, extensive concrete and chippings hardstanding for a number of vehicles and gives access to the detached range of garaging, store sheds etc.

Off the side is a large stone flagged patio from which there is access to the formal gardens which are arranged into three distinct areas with deep shrub borders, hedged boundaries between and nice areas of lawn which are walled.

GENERAL REMARKS & STIPULATIONS

RENT

O.I.R. of £1800.00 Per Calendar Month

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water and Electricity. The Tenant will be responsible for paying for all mains services and fuel consumed on the property.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is G. Payment for the current year is £2216.70.

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them together with the sum of **£25.00** per form/ per person.

AGENT'S FEES

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£117.50**

BOND

The Tenant will be required to pay a Bond of **£2500**. This sum will be returnable to the Tenant when he/she vacated the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.







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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