

THE GRANGE
CHURCH LANE, HUTTON BONVILLE, NORTHALLERTON
DL7 0NR



A SUPERBLY PRESENTED, WELL LAID OUT AND SPACIOUS, IDYLICALLY SITUATED COUNTRY RESIDENCE OF CHARACTER AND DISTINCTION WITH WELL LAID OUT GROUNDS AND GARDENS

- Superbly Presented Internally & Externally
- Particularly Well Laid Out & Spacious
- 3 Double Bedrooms with Scope for Extension
- Light, Airy Reception Rooms with Character
- Heavily Beamed Living Kitchen
- Detached Garage & Workshop/Potential Studio

Offers in the Region of £475,000

The Grange, Church Lane, Hutton Bonville, Northallerton

SITUATION

Northallerton	4 ½ miles	Darlington	13 miles
Teesside	20 miles	A19	10 miles
Great Smeaton	4 miles	A1	10 miles

The property is a sympathetic conversion of the servant's quarters, tack room, laundry and carriage house that are the remaining buildings from the original Hutton Bonville Hall.

The property is conveniently situated in this small hamlet mid way between Northallerton and Great Smeaton, set back from the A167 Northallerton to Darlington road making the location ideal for access to the Market towns of Darlington and Northallerton.

The property lies within convenient and easy commuting distance of Northallerton, Darlington, Great Smeaton, the A1 and A19 Trunk Roads.

The village of Great Smeaton has a Church and Public House.

For a more extensive and comprehensive range of amenities and facilities the local towns of Northallerton and Darlington offer a full and comprehensive range of Educational, Recreational and Medical facilities together with weekly markets and interesting and varied shopping centres.

The property is ideally located for commuting with East Coast mainline Train Stations at Northallerton and Darlington, providing a direct route to London and Edinburgh on the east coast main line route and providing a journey time to London of 2 ½ hours approximately.

Additionally via the Trans-Pennine line which also calls at these stations there is direct access to York, Leeds, Manchester, Liverpool and Manchester Airport.

The A1 and A19 Trunk Roads are both within easy commuting distance and give excellent access to the Local National and International Centres of Commerce by the main arterial roadways.

There are International Airports at Teesside (25 minutes), Newcastle, Leeds/Bradford and Manchester.

This area of North Yorkshire is one of the most sought after and highly desirable being within easy commuting distance of major Centres of Commerce as well as having excellent access to the North Yorkshire Moors and Yorkshire Dales National Parks.

DIRECTIONS

From Northallerton proceed approximately 2 ½ miles north on the A167 towards Darlington. Hutton Bonville is signed at the Caravan Park turn left. Travel approximately 1.3 miles inland continuing on this road and go over the railway bridge and bear left and the property is straight ahead.

DESCRIPTION

The property comprises a superbly presented, well laid out and spacious brick and render country property of immense character and distinction situated in a superb rural setting with uninterrupted views over the surrounding countryside. The property is approached over a sweeping chippings driveway which runs around to the front of the property and splits to the side of the property providing vehicular access to the rear. The left hand side of the driveway has been planted with native trees including silver and golden birch and ash. The front garden is attractively laid to a good area of lawned garden with a nicely delineated area of vegetable and fruit garden. There is post and rail fence to one side and attractive exposed brick, stone topped wall to front with a central dividing wall between this and the neighbouring property. This dividing wall was the original wall of the orangery that previously stood on this site and subject to Purchasers requirements this superb feature could be resurrected and rebuilt.

A particular feature of the front garden is that the rainwater goods from the house feed into the sub floor reservoir below the old orangery which can then be used to pump out natural water for irrigation purposes. Proceeding to the rear of the property through a five bar gate with pedestrian gate to side leads nicely into the rear area of the property which is very attractively laid out with a chippings courtyard enjoying a host of attractive features including raised craftsman built decking and patio area with adjacent pond and with clear views across open countryside. The rear of the property provides a superb backdrop to the property and provides numerous areas for sitting etc.

At the rear of the property is a block and brick built range of laundry buildings to the old Manor house presently utilised as garage with adjacent large workshop. This offers tremendous scope to provide for home office, studio or good sized workshop and garaging.

The property enjoys the benefit of sympathetically styled UPVC sealed unit double glazing which was fitted by Everest and has a lifetime guarantee. There is oil central heating and internally the property enjoys a number of multi fuel and wood burning stoves.

This is a substantial property which sits in a lovely rural setting which is not isolated having an adjacent property and represents a very rare opportunity to purchase a quality property in a superb environment which is nevertheless ideally placed for access to the local and national centres of commerce.

Early Inspection essential and recommended.

ACCOMMODATION

In through hardwood front door with central glazed panel with glazed lights to side into:

Entrance Vestibule
1.14m x 1.40m (3'9" x 4'7")

With fitted matwell. Radiator. Ceiling light point. Wall mounted cloaks hanging. Step up into:

Hallway

4.60m x 1.16m (15'1" x 3'10")

Giving access to the living room. Having stairs to First Floor. Two ceiling light points. Radiator. Display window ledge. Access to Downstairs WC and Utility.

Downstairs Shower Room

1.96m x 2.38m (6'5" x 7'10")

Slate tile floor. Ceiling light point. Attractive corner mounted washbasin. Duoflush WC. Easy walk in cubicle with Mira Sport electric shower. Double radiator.

Utility Room

2.44m x 2.69m (8' x 8'10")

Side Door leading to outside. Slate tiled floor. Ceiling light point. Fitted base unit topped with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash to side. Floor mounted Worcester Heatslave Combination 26/32 oil fired central heating boiler. Ceiling mounted ailer.

Door to side leads to attractive stone flagged patio with adjacent shrubbery and great views out towards the Church and over open farmland.

Drawing Room

5.13m x 7.08m (16'10" x 23'3") max overall

A particularly light and airy room enjoying the benefit of a good high ceiling. UPVC sealed unit double glazed french doors to rear leading out via stone steps to the rear garden and giving access to the raised decking area, workshop etc and enjoying a good view. Ceiling light point. Double Radiator. UPVC sealed unit double glazed bow window to front with display window ledge. Chimney breast inset Bodart & Gonay multi fuel stove with built in convection blower and direct feed to bedroom above. Natural stone flagged hearth. Adjacent built in bookcase with cupboard storage beneath and central door leading into:

Sun Room/ Study

3.13m x 2.77m (10'3" x 9'1")

UPVC sealed unit double glazed to two sides providing for a high degree of natural light and having central light and fan. Uninterrupted views across the garden and adjacent farmland. Attic access. Double Radiator.

From the Living Room down two steps to:

Living Room

5.59m x 3.43m (18'4" x 11'3")

With UPVC sealed unit double glazed french doors out via stone steps to front garden. Good views out to garden and open countryside. The room is beamed with inset ceiling light spots. Inglenook fireplace topped with natural hardwood mantle shelf. Natural stone tiled hearth with hearth mounted multi fuel/wood burning stove. Built in shelved display unit with cupboard storage beneath and light oak shelf for TV, video etc. Next to the fire is also built in display shelving. TV and telephone point. Radiator. Book shelf over window. Door leads into:

Farmhouse Kitchen

5.49m x 5.51m (18' x 18'1")

With a particularly attractive natural slate flagged floor. Heavily beamed ceiling with four Ceiling light points. Double Radiator. Built in pine base unit topped with hardwood worktop, inset Belfast sink with chrome mixer tap over. Built in Bosch dishwasher with unit matched front and 3 drawers to side. Oil fired four oven Aga topped with twin rings and hotplate. There is superb space for larder fridges etc and due to the freestanding nature of the present units offers great scope for the discerning Purchaser to furnish to their own requirements. UPVC window with display shelf to front and sealed unit double-glazed french doors to rear leading out via stone steps to the rear courtyard.

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

First Floor Mezzanine area

1.72m x 1.45m (5'8" x 4'9")

Ideal for quiet library area or office area subject to Purchasers requirements, open views across the front garden.

Main Landing

2.74m x 0.91m (9' x 3') approx.

With feature windows having superb views out onto front garden and surrounding countryside. Inset ceiling light spots and giving access to:

Second Bedroom

3.89m x 4.24m (12'9" x 13'11")

With attractive and very light and airy high ceiling with ceiling light point. Double Radiator. Double glazed window looking out to rear over pond, decking and surrounding countryside. Attic access. Door through to:

En Suite Wet Room

2.74m x 1.80m (9' x 5'11")

With corner wet shower area enjoying mains shower, tiled surround and floor. The remainder of the floor is tiled with wall mounted washbasin enjoying mixer tap over. Matching duo flush WC. Wall mounted extractor fan. Two wall light points. Heated towel rail and radiator. Wetroom fitted by Dolphin.

Family Bathroom

2.28m x 2.77m (7'6" x 9'1")

With suite comprising corner fully tiled shower with curved glass shower screen. Inset mains shower. Matching pedestal wash basin. Duo flush WC. Tiled splashback to wash basin. Radiator. Ceiling light point. Extractor fan. Matching panelled oversized bath. Attic access. Bathrooms fitted by Dolphin.

Steps down to:

Inner Hallway

3.66m x 1.06m (12' x 3'6") max

Central beam. Double radiator. Fitted stained pine bookshelves. Ceiling light point. Good views onto front garden. Access to:

Bedroom No. 3

4.24m x 3.43m (13'11" x 11'3")

With good central beam. Inset ceiling light spots. Attic access. Radiator. Good views out to rear.

Master Bedroom

5.51m x 5.41m (18'1" x 17'9")

With heavily beamed ceiling. Triple aspect windows providing plenty of natural light. Attractive feature stained opaque glass floor level window. Double radiator. Ceiling light point x 2. Good views front and rear. Attic access. Door to:

En-Suite Shower Room

1.40m x 2.89m (4'7" x 9'6")

With suite comprising Mira XL mains shower in a fully tiled shower cubicle with curved glass screen. Matching pedestal wash basin and duoflush WC. Ceiling light point.



GARDENS

The front garden is attractively laid to a good area of lawned garden with a nicely delineated area of vegetable and fruit garden. The lawn features 4 apple trees, 1 greengage and 1 cherry tree. There is post and rail fence to one side and attractive brick, stone topped wall to front with central dividing wall to the neighbouring property. On the front of the property the rainwater goods from the house feed into a reservoir beneath the old orangery which can then be used to pump out natural water for irrigation purposes. Also at the front of the property there has been an orangery and subject to Purchasers requirements and the necessary Planning Permission this could provide a superb additional area for the property.

For access to the rear proceed through wooden five bar gate with pedestrian gate to side nicely leading into the rear area of the property which is very attractively laid out with chippings courtyard with a host of attractive features including a large water trough based water feature. To the rear of the courtyard is a purpose built decking / patio area which looks nicely over the adjacent pond. with a path to an alpine garden and sitting area.

Additionally to the rear of the property is a brick building which was the former laundry to the manor house which is currently arranged as:

Garage

4.27m x 4.75m (14' x 15'7")

Earthen floor with open front and rear.



Workshop

5.41m x 10.81m (17'9" x 35'5")

Offered tremendous potential as a superb workshop but also would equally convert to particularly attractive studio or even Granny Annexe subject to the necessary Planning Permissions. Additionally to the rear are superb views which could be utilised by fitting windows to the rear of the workshop subject to the necessary Planning Permission. This is separately fused light and power. Part concrete, part earthen floor. Extensive eaves storage and at present has built in work benches etc .

To the rear of the attractive decking area is the oil tank which is nicely screened.

The property is substantial and sits in a lovely rural setting but is not isolated having an adjacent property.

GENERAL REMARKS & STIPULATION

VIEWING

Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 7719059.

TENURE

Freehold with Vacant Possession upon Completion.

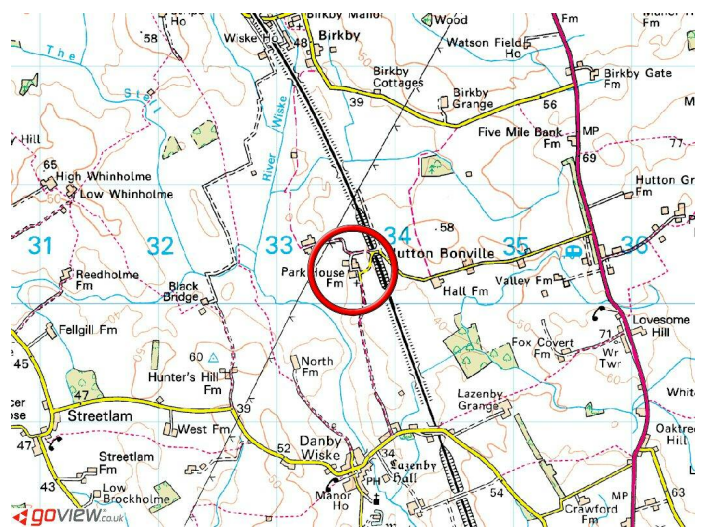
SERVICES

Metered Water payable to Mr Frank Hugill. Septic Tank Drainage (new soakways put in approximately 7 years ago). Mains Electricity. Oil Central Heating.

There is no maintenance obligation for the roadway leading to the property.

LOCAL AUTHORITY

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





COMMITMENT

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- 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.
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