

MOUNT HOUSE

ELLERBECK, NORTHALLERTON DL6 2TE



AN EXCEPTIONAL AND MAGNIFICENTLY PRESENTED, SUBSTANTIAL CONVERTED FARMHOUSE SET IN 8 ACRES FEATURING IN EXCESS OF 5000 SQ FT OF LIVING SPACE CENTRED AROUND AN ENCLOSED SPLIT LEVEL COURTYARD

**FULL SECURITY SYSTEM INCLUDING ELECTRICALLY OPERATED GARAGES, FULL CCTV SYSTEM, ELECTRIC GATES WITH VIDEO INTERCOM
GRAVELLED DRIVEWAY WITH FOUNTAIN AND TURNING CIRCLE
OIL OR WOOD FIRED CENTRAL HEATING WITH SOLAR HOT WATER SYSTEM
FULL DOUBLE GLAZING
BEAUTIFULLY PRESENTED ACCOMMODATION THROUGHOUT**

Price: Offers in the Region of £700,000

MOUNT HOUSE, ELLERBECK, NORTHALLERTON

SITUATION

Northallerton 6 miles Teesside 13 miles

Mount House at Ellerbeck is close to the village of Osmotherley which is well served with local shops, Post Office and well respected Primary School together with 3 Public Houses and Restaurants. The property enjoys a very convenient location situated off the A19 trunk road but in an area of superb open countryside with panoramic views out to all sides. The property is in easy and very convenient commuting distance of Teesside, York, Newcastle, Leeds and Northallerton. There are main line train stations at Northallerton and Middlesbrough on the East Coast main line linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Also via the East Coast line that calls at these stations there is direct access to Newcastle, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (20 minutes), Newcastle, Leeds/Bradford and Manchester.

The local village of Osmotherley is a thriving centre for walkers, ramblers, horse riders and those seeking to explore the delights of the Hambleton Hills and close to the Lykewake Walk and actually on the Cleveland Way. The position and extensive accommodation available at Mount House may well provide for an alternative use as a country bed and breakfast or boutique hotel subject to Purchasers requirements and any necessary Planning Permission.

For a more comprehensive range of facilities than those offered in Osmotherley the nearby town of Northallerton, the County Town of North Yorkshire offers a full and comprehensive range of educational, recreational and medical facilities together with excellent shopping and twice weekly markets.

The property lies within an hour of the North Yorkshire Moors and North Yorkshire Dales National Park together with the Coast at Whitby, Scarborough, Redcar etc. In and around the property and local villages there is an extensive amount of leisure amenities available.

DESCRIPTION

Mount House at Ellerbeck features in excess of 5000 sq. ft. of immaculately presented living accommodation which is centred around an enclosed split level courtyard with working well. The property enjoys 4 integral electrically operated garages, has full CCTV system, electric security gates on access driveway with video intercom, extensive gravelled driveway and turning circle with fountain centre. Externally the property enjoys extensive grounds and gardens with a self contained oil and wood store, gardens to all sides laid principally to lawn together with useful paddock. There is a large outdoor children's play area with a large wooden children's play castle, slide, swings and climbing wall and separate tree house

The property enjoys the benefit of a mix of oil or wood central heating system together with a solar hot water back up system making this a very ecologically friendly property.

Briefly the property comprises a large entrance hall with antique oak church doors, large games room/function room opening onto a courtyard, 2nd Kitchen, Utility Room / Pantry / Bar, Kitchen/Breakfast Room, Conservatory, Large Cinema Room / Playroom, Large Sitting Room with large Inglenook fireplace and wood burner and doors leading onto courtyard, Large Dining Room, Downstairs shower room, large private study and small separate children's study with own bathroom, large children loft play area, bathroom and 7 bedrooms with En Suite. Granary barn converted to form Gym / Bedroom and Bathroom leading onto decked roof terrace and enjoys panoramic views out over the surrounding countryside.

ACCOMMODATION

Details accommodation is as follows: -

In through solid oak front doors into:

Entrance Hall

14'4" x 14'4" (4.37m x 4.37m)

Two double radiators. Oak flooring, sloping ceiling with exposed beams. Oak entrance double doors.

Drawing Room

28'7" x 13'8" (8.70m x 4.17m)

Full height PVC double-glazed window. UPVC double glazed sash window to side. Two double radiators. Oak Flooring. Sloping ceiling with exposed beams. Secure UPVC double glazed double doors onto the courtyard. Double door to storage cupboard.

Cloakroom

UPVC double glazed sash window to front with window seat. UPVC double glazed sash window to rear. Radiator. Oak and ceramic tiled flooring. Open plan to Hall.

Shower Room

Three piece suite comprising shower cubicle, pedestal wash basin and WC. Radiator. Ceramic tiled flooring.

Hall

UPVC double glazed sash window to rear. UPVC double glazed sash window to front with window seat. Radiator. Oak flooring. Sloping ceiling with exposed beams. Secure UPVC double glazed patio double door onto the courtyard.

Secondary Kitchen

9'9" x 8'11" max (3.91m x 2.64m)

Fitted with a matching range of base and eye level units with round edged worktops, belfast sink, integrated dishwasher, plumbing for washing machine, space for fridge freezer, built in four ring gas hob with extractor hood. UPVC double glazed sash window to front. Double radiator. Ceramic tiled flooring. Sloping ceiling with exposed beams.

Utility Room

9'9" x 8'11" max (2.97m x 2.72m)

Base units with granite worktops. Belfast sink. Space for fridge/freezer. UPVC double glazed sash window to front.

Radiator. Stable door to bar with fridge.

Kitchen/Breakfast

27'2" x 13'6" (8.28m x 4.11m)

Fitted with a matching range of base and eye level units with granite worktops, matching island unit, plumbing for dishwasher. Fitted double oven. Four ring induction hob. Rayburn. UPVC double glazed sash window to side. Two UPVC double glazed sash window to front. Radiator. Two double radiators. Oak flooring with exposed beams. Double door to:

Conservatory

14'2" x 13'1" (4.32m x 3.99m)

South facing. Half brick and double glazed construction. Double radiator. Ceramic tiled flooring. Secure UPVC double glazed patio double doors to garden.

Study

9'1" x 8'4" Max (2.77m x 2.54m)

UPVC double glazed sash window to side. Radiator. Oak flooring. Wood panelling on walls.

Separate WC

UPVC double glazed window to side. Two piece suite comprising wash hand basin and WC. Radiator. Ceramic tiled flooring.

Dining Room

24'7" x 14'4" (7.49m x 4.37m)

Two UPVC double glazed sash windows to side. UPVC double glazed sash window to rear. Fireplace with cast iron wood burning stove. Two double radiators. Oak Flooring. Double door to:

Cinema Room

22'6" x 13'2" (6.86m x 4.01m)

Two UPVC double glazed sash windows to side. UPVC double glazed window to side. Double radiator. Oak flooring. Sloping ceiling with exposed beams. Stairs. Two secure UPVC double glazed patio double doors to garden and onto courtyard.

Study

15'11" x 11'11" (4.85m x 3.63m)

UPVC double glazed sash window to rear. Full height UPVC double glazed window. Double radiator. Oak flooring. Alcoves with book shelves. Sloping ceiling with exposed beams.

Sitting Room

13'3" x 36' (4.03m x 10.98m)

Full height UPVC double glazed window. UPVC double glazed sash window to rear. Fireplace with cast iron wood burning stove. Two double radiators. Oak Flooring. Sloping ceiling with exposed beams. Secure UPVC double glazed french double doors to garden. Secure UPVC double glazed patio double doors onto the courtyard.

Hall

UPVC double glazed sash window to side. Fitted carpet.

Gymnasium

19'9" x 19'3" (6.02m x 5.87m)

Full height UPVC double glazed window to side. Two double radiators. Fitted carpet. Sloping ceiling with exposed beams. Stairs. Secure UPVC double glazed french double doors to

Terrace. This room could be used as a Granny flat. Separate Shower room.

Terrace

17'10" x 21'4" (5.44m x 6.49m)

Master Bedroom

15'6" x 14'3" (4.72m x 4.34m)

UPVC double glazed sash window to rear. UPVC double glazed sash window to side. Fireplace. Radiators. Fitted carpet. Double door to walk in storage cupboard with hanging space.

En Suite Bathroom

8'9" x 8'7" (2.67m x 2.62m)

Four piece suite comprising corner bath, vanity wash hand basin. Shower cubicle and WC. Tiled surround. UPVC double glazed sash window to side. Radiator. Ceramic tiled flooring.

Bedroom No. 2

14'1" x 10'2" (4.29m x 3.10m)

Upvc double glazed sash window to side. Radiator. Fitted carpet. Exposed beams.

Bedroom No. 3

12'4" x 10'4" max (3.76m x 3.15m max)

UPVC double glazed sash window to side. Radiator. Fitted carpet. Door to understairs cupboard. Door to wardrobe.

Bedroom No. 4

9'10" x 9'1" (3.0m x 2.77m)

UPVC double glazed sash window to side. Upvc double glazed sash window to front. Radiator. Fitted carpet.

Bedroom No. 5

16'6" x 13'5" max (5.03m x 4.09m)

Upvc double glazed sash windows, one with window seat. Radiators. Fitted carpet. Exposed beams.

En Suite Shower

Three piece suite comprising shower cubicle, wash hand basin and WC. Tiled surround. Radiator. Ceramic tiled flooring.

Bedroom No. 6

10'6" x 8'2" (3.20m x 2.49m)

UPVC double glazed sash window to side. Wash hand basin and WC. Tiled surround. Radiator. Ceramic tiled flooring.

En Suite Shower

Three piece suite with shower cubicle. Wash hand basin and WC. Tiled surround. Radiator. Ceramic tiled flooring.

Bedroom No. 7

8'8" x 13'8" (2.65m x 4.17m)

UPVC double glazed sash window to rear. UPVC double glazed sash window to side. Double radiator. Fitted carpet.

Shower Room

Three piece suite comprising shower cubicle. Wash hand basin. WC. Tiled surround. Ceramic tiled flooring with exposed beams.

Landing

Radiator. Fitted carpet. Exposed beams. Stairs. Door to storage cupboard.

Family Bathroom

9'3" x 9'1" (2.92m x 2.77m)

Four piece suite comprising panelled bath, pedestal wash basin, shower cubicle and WC, tiled surround. UPVC double glazed sash window to side. Radiator. Ceramic tiled flooring

Playroom

38'7" x 7'10" (11.76m x 2.39m)

Two double glazed velux windows to side. Double radiator. Fitted carpet. Eaves storage. Sloping ceiling with exposed beams.

COURTYARD

The property is arranged around a superb courtyard which is on a split level which is fully enclosed. It has a working well, planted flowerbeds and oak pillars. It has laid stone flags and provides a superb internal private entertainment area which is accessible from all parts of the house.

Inspection is essential to fully appreciate this internal courtyard which attracts a high degree of natural light.

OUTSIDE

The property stands in 8 Acres of land of which 6 acres are nicely enclosed into main pasture land field with a separate one acre turn out paddock. The more formal gardens extend to gravel driveway with fountain and large turning circle, lawned gardens to all sides of the property with one area enjoying a large outdoor children's play area with large wooden children's play castle, slide, swings and climbing wall and a separate tree house.

The property stands in superb open countryside in an slightly elevated position. It is approached via gravelled driveway, past security electrically operated gates and the property enjoys a full CCTV system.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Telephone. Oil Fired Central Heating.

TENURE

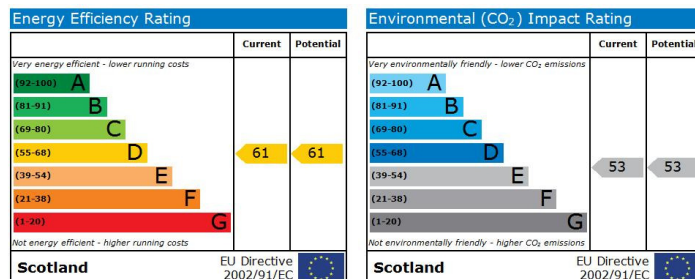
Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY

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 F – the current charge is £2108.67.





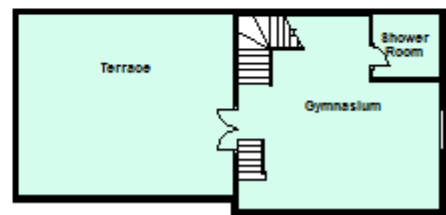
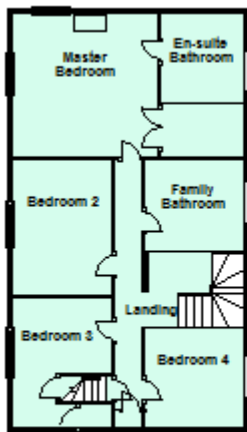
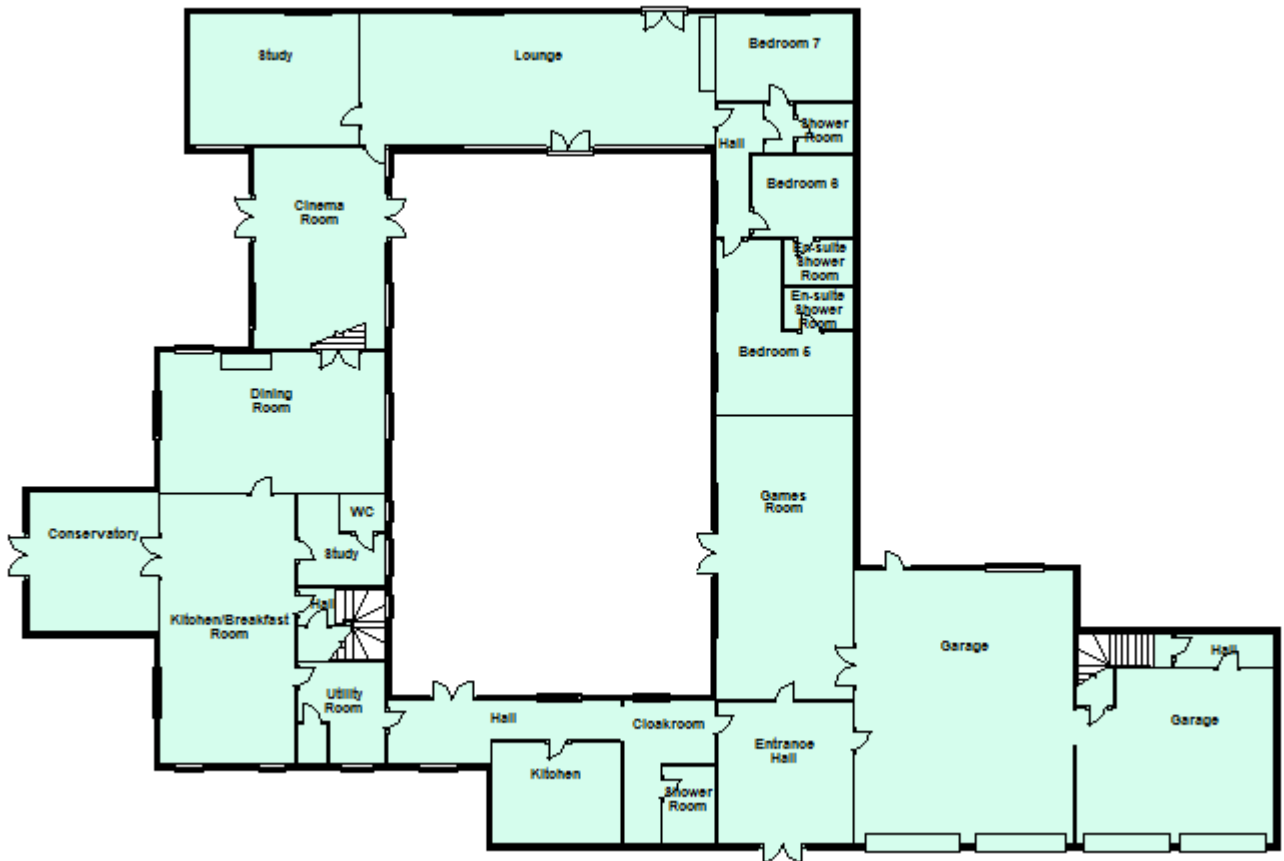
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	53
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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- 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.
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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.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
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