

THE OLD SCHOOL HOUSE
APPLETON WISKE, NORTHALLERTON DL6 2AA



**AN ARCHITECTURALLY ATTRACTIVE 4 DOUBLE
BEDROOMED VILLAGE RESIDENCE**

- Fine Craftsmen Built Bespoke Pine Kitchen
- UPVC Double Glazing & Oil Central Heating
- Quality Fitted Bathroom & Shower Room
- Attractive Low Maintenance Private Gardens
- Detached Double Garage
- Sought After Village Location

PRICE REDUCED TO: £279,500

The Old School House, Appleton Wiske

SITUATION

Northallerton	8 miles	Yarm	6 miles
Darlington	10 miles	A.19	3 miles

The village of Appleton Wiske comprises a much sought after and highly desirable North Yorkshire Village situated amidst open countryside and is particularly well located between Northallerton, Yarm, Darlington and Teesside and within easy access of the A.19 trunk road. The property occupies a very pleasant, slightly elevated position on the edge of this much sought after village on the site of the former village School. The property is particularly well located in relation to the nearby park, tennis courts and games field and also to the local Primary School which is situated very close by.

The property is within easy commuting distance of some good local market towns where a full and comprehensive range of educational, recreational and medical facilities can be found together with shopping and weekly markets. The A.19 and A.1 are within easy commuting distance. There is an East Coast main line train station at Northallerton and Darlington and linking London to Edinburgh and providing a journey time to London of some 2 ½ hours or thereabouts. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Leeds, Manchester, Liverpool and Manchester Airport.

AMENITIES

Shopping – market town shopping is available at Darlington, Northallerton, Yarm and Catterick whilst the major centres of Teesside, York, Leeds and Newcastle are within convenient commuting 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 North Yorkshire Dales National Park.

Racing – can be enjoyed Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

Golf - Darlington, Bedale, Northallerton, Thirsk and Yarm.

Education – this area of North Yorkshire is very well served by state and private education. The Primary School in the village enjoys an enviable reputation and there are good comprehensive schools at Northallerton, Darlington and Yarm with independent schools at Yarm, Ampleforth, Polam Hall, Queens Mary's at Baldersby and Teesside High.

Leisure Centres - Northallerton, Yarm, Darlington, Richmond and Bedale.

Additionally there are good leisure activities to be found at Northallerton and Yarm including Rugby, Football and Cricket Clubs and a number of public and private gyms within the area.

Equestrian- there are good riding schools at Richmond, Yafforth, Yarm and Brompton catering for all abilities and there

are extensive equine activities within the area.

DESCRIPTION

The property comprises a very architecturally attractive brick built with pantile roof, 4 – 5 bedroomed imposing village residence situated on the site of the former school and comprising a particularly well laid out and spacious, immaculately presented quality family village residence which enjoys the benefit of oil fired central heating and wood effect UPVC sealed unit double glazing.

Externally the property enjoys the benefit of block paving which runs from front to rear and provides direct access to the attached rear garage. To the front of the property is a nice block paved seating area together with an area of lawn and deep shrub borders which gives great views out over the adjacent farmland.

To the rear, the property is very private and enjoys laid flagged and chipped patio with seating area opening out via low level stone topped retaining walls with steps up to the main rear garden which is lawned with deep shrub borders and side access pedestrian door to the garage. The concealed oil tank is also situated in the rear garden.

Internally the property is very light, airy and spacious. It enjoys at present a 4 double bedroomed residential layout with a downstairs double bedroom enjoying adjacent bathroom. On the first floor there is a very light and airy main landing which could subject to Purchasers requirements and the necessary Building Regulations provide for a separate double bedroom. This work can be undertaken by the present vendor if required. There are at present 3 double bedrooms on the first floor and there is scope for the provision of en-suite facilities with plumbing laid on to the en suite dressing room which has access from bedroom two and also from the landing. Additionally on the first floor there is a luxurious well-laid out shower room with Grohe mains drench shower.

It should be commented that internally the property has scope to provide a number of residential layouts and would readily accommodate a dependent relative or family member.

The property demands internal and external inspection to fully appreciate its presentation and position and early inspection is recommended.

ACCOMMODATION

In under covered entrance with light to side up stone step to wooden sealed unit double glazed front door into:

Entrance Hall
2.00m x 2.13m (6'7" x 7')

Stairs to First Floor. Solid oak floor. Radiator. Ceiling light point. Door to:

Sitting Room
3.91m x 4.95m (12'10" x 16'3" max)

With a continuation of the solid oak flooring. Ceiling light point. TV point. Telephone point. Feature fireplace comprising carved pine surround with inset cast surround having tiled reliefs to side, cast hood and inset grate. Natural laid stone flag hearth and pine mantle shelf. UPVC sealed unit double glazed french doors to rear giving access to rear patio and garden.



Dining Room

3.96m x 3.76m (13' x 12'4") max into deep bay built in desk unit comprising 3 drawer chest of drawers to side, cupboard storage to the other side and central drawer area in pine with pine desk top. Double radiator. Ceiling light point. TV point. Solid beech flooring.

Kitchen / Diner

3.66m x 2.94m (12' x 9'8")

Enjoying the benefit of quarry tiled floor. Craftsmen built bespoke pine kitchen comprising extensive range of base and wall cupboards; granite work surfaces with inset Belfast sink enjoying brushed steel mixer tap over. Built in wine rack. Space and plumbing for slimline dishwasher. Built in SMEG brushed steel oven topped with SMEG Schott ceran four ring hob. Cut granite splashback. Hob back plate. Unit matched inset extractor and light. Ceiling light point. Double radiator. Window to side. Door to rear gives access to:

Utility Room

1.93m x 1.95m (6'4" x 6'5") plus space for appliances which are nicely housed in kitchen matched french pine base and wall cupboards and enjoys space with unit doors to front to fridge and freezer. Space and plumbing for auto wash plus deep shelved store cupboards. Allstar wall mounted oil fired central heating boiler. Granite work surface. Wooden sealed unit pedestrian door to side which gives access to the side, thence to front and rear. Inset ceiling light spots and low level double radiator. Door to rear of kitchen gives access to:

Inner Hallway

2.44m x 0.86m (8' x 2'10")

With a continuation of the quarry tiled floor. Ceiling light point. Door to good depth internal storage cupboard / pantry which enjoys shelved storage. Ceiling light point. Access to:

Second Sitting Room / Downstairs Bedroom

4.21m x 3.96m (13'10" x 13')

Solid oak floor. Coved corniced ceiling. Ceiling light point. Double radiator. TV point. UPVC sealed unit double glazed french doors out to rear patio and garden.

This part of the property offers tremendous scope for a dependent relative, teenagers, quiet annexe or visitors suite or could subject to purchasers requirements provide of an additional sitting room / music room etc.

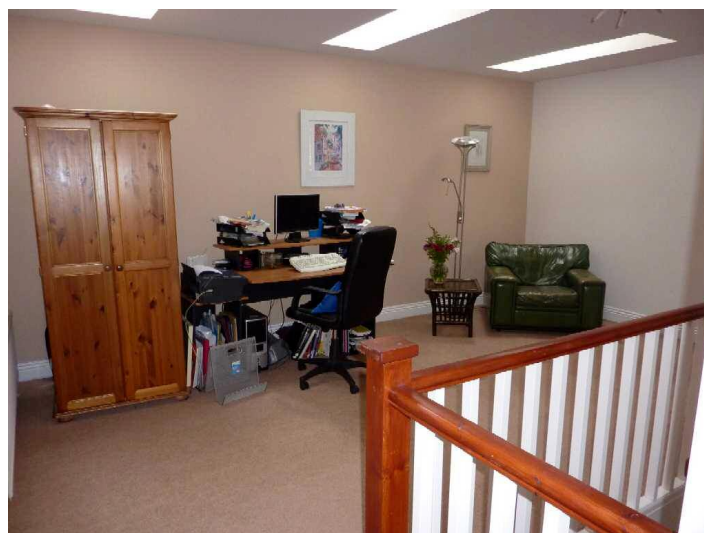


Bathroom

2.94m x 1.75m (9'8" x 5'9")

Fully fitted. Enjoying natural laid stone tiled floor. Part tiled walls. Modern, attractive suite comprising Hydrospace bath with chrome easy turn taps over. Slimline duo flush WC. Pedestal wash basin. Ceiling light point. Heated towel rail / radiator.

Stairs to First Floor have stained and polished balustrade with painted spindles leading up to a well laid out and spacious First Floor which at present enjoys:



Large first floor seating area / landing
5.28m x 3.96m (17'4" x 13')

Offering tremendous scope for home office use, quiet reading

area etc. There are three velux roof lights providing for a high degree of natural light. Ceiling light point. Double radiator. Twin archways through to Master Bedroom. This offers tremendous scope for one large double or 2 single bedrooms.

Master Bedroom

4.95m x 3.91m (16'3" x 12'10")

Feature ornamental fire surround and mantle shelf with a tiled hearth. (This fireplace could be opened up as there is a chimney). Ceiling light point. Double radiator. French doors out onto balcony with wrought iron railings around and offering tremendous views over the surrounding countryside.

Bedroom No. 2

3.96m x 3.76m (13' x 12'4")

Small entrance corridor leading into main bedroom area. Radiator. Ceiling light point. TV point.

Door to:

En Suite Dressing Room

3.01m x 0.96m (9'11" x 3'2")

Which could subject to Purchaser's requirements provide for en-suite facilities for this room as there is plumbing already installed. It presently has extensive shelved and cloaks hanging rail together with velux roof light and Ceiling light point. Double radiator.

Internal Hallway

2.05m x 0.84m (6'9" x 2'9")

Airing cupboard with large lagged cylinder which is a megaflo high efficiency Heatra Sadia cylinder with shelved storage over.

Bedroom No.3

3.57m x 3.96m (11'9" x 13')

Ceiling light point. Double radiator. Full length built in furniture comprising four single wardrobes with cloaks hanging rail and shelved storage above. Double radiator. Ceiling light point.

Shower Room

1.75m x 3.02m (5'9" x 9'11")

Tiled floor. Fully tiled shower cubicle which is glazed to two sides and has Grohe mains drench shower. Wall mounted wash basin with mixer tap. Matching duoflush WC. Heated towel rail / radiator. Inset velux roof light. Ceiling light point.

OUTSIDE

Double Garage

5.71m x 5.74m (18'9" x 18'10")

Brick built detached with pantile roof and has twin up and over doors. Twin up and over doors. Concrete floor. Part boarded eaves storage. Light and power.

GENERAL REMARKS & STIPULATIONS

Viewing - By appointment through Northallerton Estate Agency
- Tel: (01609) 771959

Services - Mains Water, Electricity, Gas and Drainage.

Tenure - Freehold with Vacant Possession upon completion.

Council Tax Band - We are verbally informed by Hambleton District Council that the Council Tax Band is F. The current charge is £2081.31.

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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