

GREATFIELDS
STOKESLEY ROAD, NORTHALLERTON DL6 2UA



A SUBSTANTIAL DETACHED FAMILY HOUSE ON HALF ACRE PLOT OFFERED TOGETHER WITH EXTENSIVE OUTBUILDINGS, HARDSTANDING & WORKSHOP FACILITIES

- Immaculately Presented 3-Bedroomed House
- Fully Self Contained Adjacent 1 Bedroomed Annexe
- 7110 Sq Ft of Garaging, Workshops & Storage
- Nicely Laid Out Grounds & Gardens
- Scope for Extension Subject to PP's
- Very Convenient Semi Rural Location

Offers in the Region of £400,000
EARLY INSPECTION RECOMMENDED

Greatfields, Stokesley Road, Northallerton DL6 2UA

SITUATION

Northallerton	½ mile	Thirsk	7 ½ miles
Darlington	16 miles	A.19	7 miles
Bedale	9 miles	Teesside	16 miles
A.1	8 miles	York	30 miles

(All distances are approximate)

Greatfield is very conveniently situated just outside the village of Brompton and adjacent to the A684 Northallerton to A.19.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The local village of Brompton is within walking distance of the property and enjoys a full and comprehensive range of educational and recreational facilities together with recently constructed playing field, and Public House.

The local market town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and the Leisure Centre which is within walking distance of the property.

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

This area of North Yorkshire lies 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately ½ mile away at Northallerton and is a renowned Hospital.

Bus Service – there is a regular bus service with access to Northallerton and Darlington.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton (1/2 mile), Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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 and close to local rivers and ponds.

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

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

Greatfields comprises an immaculately presented, well laid out and spacious 3-bedroomed detached residence of great character and distinction which at present enjoys the benefit of a fully self contained 1-bedroomed annexe.

Externally the property enjoys attractive gardens to all sides together with panoramic views out over the surrounding countryside.

Internally the property enjoys UPVC sealed unit double glazing and oil central heating. The accommodation is particularly well laid out and spacious and immaculately presented throughout.

The adjacent 1-bedroomed fully self contained annexe is accessed either from the main house or via its own entrance. It will provide an excellent annexe for the older dependent relative or would provide a superb teenagers annexe or possible letting unit subject to any necessary Planning Permissions.

The property as well as enjoying well laid out grounds and gardens comes with the benefit of some 7000 plus sq ft of existing garaging, workshop facilities and storage and offers tremendous scope for those seeking to work from home.

The offering of **Greatfields** at Stokesley Road presents an all too rare opportunity for the discerning purchaser to acquire a substantial family house situated in a very convenient and accessible location which enjoys the benefit of extensive external workshop storage etc. together with nicely laid out grounds and gardens and the property is offered available for early completion. Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with coloured and etched glass central panel into:

Entrance Hall

6.68m x 1.04m (21'11" x 3'5") opening up to 4'9" at the rear. It

enjoys the benefit of wood effect parquay tiled floor. Coved corniced ceiling. Ceiling light point. Fitted dado rail. Double radiator. Double glazed inner door with etched glass panel which gives access to Office and Rear Entrance and giving access to the attached Annexe.

Drawing Room

8.86m x 3.94m (29'1" x 12'11")

With coved corniced ceiling. 2 Ceiling rose light points. 3 Wall light points, one picture light point. Solid oak flooring. Natural stone built fireplace surround with cut slate hearth and mantle shelf. Hardwood topped display and TV plinth to side with an inset open grate. Exposed brick relief archway with inset picture and natural stone display shelf. Double glazed windows to three sides providing for a high degree of natural light and allowing views out over the front garden together with good views over the rear. TV point. Two double radiators.

Doorway through to the Hallway.

Living Room

4.11m x 3.84m (13'6" x 12'7")

Coved corniced ceiling. Inset ceiling light spots. Ceiling light point. 2 double radiators. TV point. Archway through to:

Dining Kitchen

4.67m x 4.13m (15'4" x 13'7")

Attractive quality fully fitted oak kitchen comprising extensive range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Unit inset Zanussi 4 ring ceramic hob with unit matched extractor hood over with inset extractor and light. Built in Zanussi Sci 523 31b microwave and oven. Fully tiled splashbacks. Under unit lighting. Built in dishwasher with unit matched door to front. Built in breakfast bar and built in fridge with unit matched door to front. Built in ironing board. Telephone point. Inset ceiling light spots. Useful understairs Office / Storage Area with double wardrobe, door to understairs shelved storage.

Stairs to First Floor have stained and polished natural wood balustrade and spindles leading up to:

Landing

5.30m x 2.30m (17'5" x 7'7")

With centre ceiling rose and light point. Attractive raised plaster reliefs on stairway together with natural stained wood dado rail. Extensive fitted wardrobes with cloaks hanging rails and useful cupboard storage over. Corner airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Attic access.



Master Bedroom

5.13m x 3.86m (16'10" x 12'8")

Fitted double wardrobe with cloaks hanging rail, shelved storage over and cupboard storage above. Matching cupboard storage over bed area with built in bedside cabinets. Twin overbed lights. Central overbed light pull. Centre ceiling light point with ceiling rose. TV and telephone points. Fitted picture rail. Windows to two sides providing for a high degree of natural light. Facilities extending to built in corner shower cubicle with Aqualiser mains shower. Fitted Balterley Victorian pedestal wash basin.



Bedroom No. 2

4.13m x 3.91m (13'7" x 12'10")

Double glazed windows to two sides. Built in wardrobe with cloaks hanging rail. Shelved storage over. Cupboard storage above and over bed. Built in bedside cabinets. Shelved corner unit matched storage. Double radiator. Centre ceiling rose and light point. Pedestal wash basin with tiled splashback. Telephone point.

Bedroom No. 3

2.35m x 4.03m (7'9" x 13'3")

Inset ceiling light spots. Radiator. Fitted dressing table with cupboard storage to side. Overbed light pull. Double glazed window.

Family Bathroom

2.91m x 2.20m (9'7" x 7'3")

Tile effect laminate floor. Fully tiled walls. Inset ceiling light spots. Inset ceiling expelair extractor. Suite comprising pine panel rope edge Heritage bath with mixer tap and shower attachment over. Matching pedestal wash basin, bidet and WC. Tiling to all walls with inset display tiles and a gilded tiled dado rail. Double radiator. Attic access.

From the Office is access to:

Utility Room

3.12m x 3.02m (10'3" x 9'11")

Beamed ceiling. Concrete floor. Built in base unit with stainless steel single drainer, single bowl sink unit with mixer tap over. Space and plumbing for auto wash. Space for fridge freezer and other appliances. Floor mounted Unidare Jetmatic oil fired central heating boiler. Ceiling light point.

Rear Entrance

4.88m x 2.49m (16' x 8'2")

Glazed to three sides and has a UPVC sealed unit double glazed solid door out to the rear. Attractive tiled floor. Wall light point. Would make an excellent studio or office or could be combined with the annexe subject to Purchasers requirements and does provide a particularly good rear access to both properties and could facilitate a completely private access to the annexe.

Downstairs WC

3.15m x 1.04m (10'4" x 3'5")

WC. Wall mounted wash basin with mixer tap over. Ceiling light point.

Internal Oil Tank Storage Room

3.02m x 1.62m (9'11" x 5'4")

Concrete floor. Oil tank. Ceiling light point. Beamed ceiling.

Hardwood door with step up to:

SELF CONTAINED ANNEXE

Open Plan Living Area

7.69m x 4.42m (25'3" x 14'6")

Beamed ceiling. Inset ceiling light spots and is nicely delineated into Kitchen, Dining and Seating Areas.



Sitting Area

with beamed ceiling. Inset ceiling light spots. Double radiator. Built in storage cupboards.

Kitchen / Diner

Beamed ceiling. Inset ceiling light spots. Double radiator. Quality fitted shaker style kitchen comprising attractive range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having chrome mixer tap over. Unit inset Stoves Newhouse 4 ring ceramic hob. Built in Diplomat dishwasher with unit matched door to front. Built in fridge and freezer again with unit matched fronts. Tiled splashbacks.

Double Bedroom

2.46m x 4.45m (8'1" x 14'7") plus built in double wardrobe

With high beamed ceiling. Inset ceiling light spots. High level feature window providing for a high degree of natural light. Double glazed picture window overlooking the rear. Laid wood laminate floor. Wall light point. Double radiator.

Shower Room

1.62m x 2.20m (5'4" x 7'3")

With tile effect laminate floor. Attractive tiled walls. Attractive contrasting tiled dado rail. Fully tiled shower cubicle housing a Mira Sport electric shower. Matching pedestal wash basin with mixer tap over and duoflush WC. Illuminated mirror over wash basin. Radiator. Extractor fan. Inset ceiling light spots. Beamed ceiling.



OUTSIDE

Extensive hardstanding accessing the Outbuildings.

OUTBUILDINGS

Nissan Hut

10.61m x 5.30m (34'10" x 17'5") max

Concrete floor. Steel doors to front. Corrugated ceiling. Light and power.

Garage

8.60m x 3.05m (28'3" x 10')

Block built with concrete floor. Up and over door to front. Light.

Workshop

8.86m x 5.30m (29'1" x 17'5")

Block on brick. Light and power. Concrete floor.

Workshop/Garage/Store Room

10.05m x 6.60m (33' x 21'8") approx

Brick built with corrugated roof. Double door to front on sliders. Light and power. Concrete floor. Was formerly divided into three stables, presently used for storage.

Workshop

6.22m x 6.85m (20'5" x 22'6")

With single sliding door to front. Light and power.

Former Byre

14.63m x 6.70m (48' x 22')

With concrete floor. Beamed ceiling. Corrugated roof. Light and power.

Former Piggery

20.06m x 4.72m (65'10" x 15'6")

Brick built with corrugated roof. Feed barriers to front still in place. Concrete floors throughout.

Store

2.69m x 4.72m (8'10" x 15'6")

Concrete floor. Roof light.

Lean to Shed

20.72m x 5.99m (68' x 19'8" max)

Earth floor. Light and power. Twin wooden sliding doors to the rear and opens out to the rear onto good part lawned, part chipped storage area.

Nissan Hut

20.11m x 4.57m (66' x 15')

Block built with corrugated roof. Concrete floor. Pivoted door to front.

GARDENS

Access at the front, past the front of the property which has an attractive raised water feature together with shrubberies around inside of low ornamental wall. To the front of this and to the other side of the driveway is a lawned garden area. At the other end of the property there are twin wooden gates which give access to the second access onto the extensive concrete hardstanding to the rear of the property and annexe and also gives access then up a internal concrete roadway to the rear of the property which enjoys a full length Nissan Hut and to the rear of that runs a lawned strip from the far boundary across the rear of the property which is hedged and opens out at the far end to an attractive garth which is lawned, very private and hedged and offers future potential. There is a substantial amount of storage and buildings and these could subject to Purchasers requirements be either utilised for storage / workshops or some could be taken down and the area utilised for larger landscaped gardens and grounds.

Further to the rear there is another good area of lawned / hardstanding to the rear of the first mentioned outbuildings. This could be made into another attractive garden area which would have a superb degree of privacy.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel: 01609 – 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains water, electricity, oil and drainage.

COUNCIL TAX BAND

Hambleton District Council verbally informs us that the Council Tax Band is Band E. The current charge is £1784.28 per annum.

LOCAL AUTHORITY

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



COMMITMENT

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- Any plans may not be to scale and are for identification purposes only.
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