

FLEETHAM LODGE

LOW STREET, KIRKBY FLEETHAM, NORTHALLERTON DL7 0DN



An Exceptionally, Architecturally Attractive & Distinctive Edwardian 9-Bedroomed Gentleman's Residence of Immense Character & Distinction Set in Two Acres of Landscaped Gardens & Grounds

Tremendous Potential as Gentleman's Residence, Boutique Hotel, Superior Bed & Breakfast or as Presently Used a Family Home

New Price: Offers in the Region of: £695,000

Fleetham Lodge, Low Street, Kirkby Fleetham DL6 0DN

SITUATION

Northallerton	8 miles	Richmond	8 ½ miles
A.19	15 miles	Bedale	7 miles
A.1	1 ½ miles	Catterick	
Newcastle		Leeds	
Wetherby			

The property is situated outside of but conveniently placed for the popular, much sought after rural village of Kirkby Fleetham and is situated within convenient travelling distance of the local market towns of Northallerton, Bedale and Richmond and within easy reach of the A.1 and A.19 trunk roads. Kirkby Fleetham enjoys a traditional village green, Public House, Post office, Shop and renowned local Primary School. The property is attractively positioned in a fine rural position just west of the picturesque villages of Fencote and Kirkby Fleetham.

The local markets towns of Richmond, Northallerton and Bedale have a full and comprehensive range of educational, recreational and medical facilities together with good high street shopping and weekly markets. Additional market town shopping is available at Thirsk and Darlington and major centres of commerce can be found at York, Middlesbrough, Teesside & Leeds.

This area enjoys particular excellent commuting via the A.1 and A.19 trunk roads which offer access to all major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The local market town of Northallerton is complimented by an East Coast main line train station which links London to Edinburgh and brings London within 2 ½ hours commuting time. Additionally via the Transpennine Line which calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool, Manchester & Manchester Airport. There are International Airports at Leeds/Bradford, Newcastle, Manchester & Durham Tees Valley.

The area lies between the North Yorkshire Dales and the North Yorkshire Moors National Parks where much renowned walking, shooting, fishing and golf to be enjoyed.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Bedale, Darlington & Richmond. The major centres of Teesside, Leeds, Durham & York are all reasonably accessible.

Schools - Besides the well respected Primary School the area is well served by good state and independent schools. Comprehensive Schools at Bedale, Northallerton, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth & Baldersby.

Hunting – is with the Bedale, although the Hurworth and Zetland Hunts are close by. The renowned packs of the York & Ainsty North, West of Yore and Bilsdale are within reasonable and convenient boxing 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 Yorkshire Dales and close to local rivers and ponds.

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

Horses & Riding - The area around the property is particularly attractive riding country with many quiet country roads in the vicinity.

Richmond Equestrian Competition Centre and Livery Yard is also in the vicinity.

Golf - Romanby, Bedale, Thirsk, Darlington, Richmond & Catterick.

Walking - the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property. The property lies between the North Yorkshire Dales National Park and the North Yorkshire Moors and is within one hours travelling of the Coast at Whitby, Scarborough and Redcar where further leisure activities are to be found.

Theatres - Darlington, Richmond, Durham & Newcastle.

Leisure Centres – Richmond, Darlington, Northallerton, Bedale & Scotch Corner.

DESCRIPTION

Fleetham Lodge comprises a particularly architecturally interesting and attractive and distinctive Edwardian 9-bedroomed country residence. The property is beautifully positioned in some two acres approximately of landscaped gardens and grounds enjoying the benefit of beautiful formal gardens to the front with central walkway and leading up to a very attractive raised stone based patio and seating area to the far end of the gardens. The property enjoys a tennis court and paddock and attractive areas that are presently laid to nature providing for a very attractive backdrop and foreground to the property.

The property is accessed through wrought iron five bar gate and over tarmac sweeping driveway onto laid block set turning circle with central ornamental pond and fountain. The front of the property is approached up stone steps with rockery gardens to either side leading onto flagged patio and seating areas immediately to the front of the property looking out over a vast expanse of front garden which is predominantly laid to lawn with numerous established and mature trees and shrubs. Past the driveway and proceeding up the lawned garden is a block set path leading to block paved seating area which then proceeds on to the far side of the front garden where there are brick steps which take you through posts into full sized patio circle with additional laid block setting. This provides a superb elevated barbecue/ patio area with superb views out over surrounding countryside and is surrounded by mature and attractive trees and shrubberies with tremendous views back to the property. Off the front turning circle is chippings driveway which leads round to the side and has stone steps into the front garden and proceeds round to the rear where there are cottage gardens with two brick built outhouses / sheds and access to the integral garage.

A walkway past the two sheds and steps down through gated access leads into the paddock. It is hedged to all sides and in the centre is a tennis court. Additionally within the paddock is a water feature with beck running down into central pond area.

Internally the property must be viewed to be fully appreciated. It enjoys the benefit of a superior oil fired heating system which is capable of heating a swimming pool subject to purchasers requirements. There are stone mullion windows which have inset sealed unit double glazed panels. The accommodation is particularly well laid out and spacious and expansive, enjoys a host of architectural features and would lend itself ideally to use as a substantial gentleman's residence, boutique hotel, superior bed & breakfast or as presently used a substantial family home.

It cannot be emphasized too much that early inspection is recommended to appreciate the property, its layout, potential and its position.

ACCOMMODATION

Proceed in from the front of the turning circle and up stone steps through twin front doors into the main property which enjoys substantial rooms as detailed. It should be noted that all of the rooms are via main and sub hallways (please refer to floor plan for exact layout).

Stone Mullion Entrance Porch

With coloured, leaded stain glass windows to either side. Tiled mosaic floor with matwell. Ceiling light point with coved ceiling. Internal half glazed door with panelling and glazed lights to side leading into:

Formal Entrance Hall

7.57m x 2.25m (24'10" x 7'5") max

With quarry tile, mosaic edged decorative floor. Coved corniced ceiling. Picture rail. Two ceiling roses with light points. Central archway. Radiator. Feature fireplace comprising carved oak surround, mantle and display shelf. Tiled hearth. Inner reliefs with inset cast cover and basket grate. Leading to Inner Hallway with staircase to first floor.

Dining Room

6.20m x 5.00m (20'4" x 16'5")

A particularly light, airy and spacious room with natural exposed and polished floor. Coved corniced ceiling and light point. Creda automatic night storage heater. Feature fireplace comprising exposed brick chimney breast and lintel with a cut marble hearth extending into chimney breast on which is a Villager cast range with twin hot plates. Large double glazed window to front with tremendous views out over the front gardens. Two uplighters.

Up step and through stained and varnished inner door there is access to:

Butler's Pantry

3.57m x 1.83m (11'9" x 6') max

With a feature arched door out to front patio plus side door. Tiled floor. Tiled walls. Ceiling light point.

Inner Hallway

5.43m x 1.32m (17'10" x 4'4") with rear recess 1.83m x 1.18m (6' x 3'11")

This gives access to stairs to cellar together with downstairs WC. Fine quarry tiled floor with mosaic edging.

Sitting Room

6.02m x 5.03m (19'9" x 16'6") max into bay window to front.

Coved corniced ceiling and light point. Over chimney breast ceiling light spots. Feature fireplace comprising carved oak surround and mantle shelf, cut marble hearth, inset open fireplace suitable for dog grate with brick elevations to side. Rear cast internal surround and backplate. TV, telephone and sky point. Radiator. Tremendous views out to the front over the grounds.

Morning Room

7.84m x 5.49m (25'9" x 18') max

A particularly architecturally attractive room with very decorative and ornate cornices and architraves with column reliefs. Natural exposed and polished wood floor. 2 double radiators. Feature fireplace comprising decorative carved and moulded surround with particularly attractive reliefs. Matching mantle shelf with reliefs to front Cut marble hearth and internal surround, brick backplate and space for dog grate. Arched door out to patio. Central ceiling rose and light point. Several wall light points. Windows to two sides.

Downstairs WC

3.73m x 1.62m (12'3" x 5'4")

With quarry tiled floor with mosaic edging. Two stained and leaded rear windows. Coved ceiling. Suite comprising WC, matching wash basin. 2 wall light points. Extractor fan.

Off Ground Floor to Cellar.

Down stone steps to:

First Room

5.03m x 2.35m (16'6" x 7'9") max

L shaped with concrete floor. Wall light point. Access via stable door into:

Store Room

4.82m x 2.40m (15'10" x 7'11")

Concrete floor. Wall light point.

2nd Store Room

4.79m x 2.44m (15'9" x 8')

With former stone shelving and storage space. Concrete floor. Rear access door. Wall light point. Tremendous storage. Potential for gymnasium / games room etc.

Return to Ground Floor:

Through rear door on Main Hallway into:

Rear Hallway

3.68m x 1.18m (12'1" x 3'11")

Ceiling light point. Tiled floor. Door into Farmhouse Kitchen. Fire door through to Rear Entrance Hall. Door giving access to the Garage. Access through half glazed into:

Farmhouse Kitchen

4.77mx 4.21m (15'8" x 13'10")

With fully tiled walls and tiled dado rail and upper matching tiled relief. Continuation of the tiled floor. Built in original kitchen cupboards which are pine painted with exposed and scrubbed pine work surface. TV point. Central twin glazed fronted display cabinets. Modern additions which are matching which comprise base cupboards with cut granite work surfaces, upper shelved display cabinets which are glass fronted. Work surface with inset single bowl sink unit with mixer tap over. Raised tiled top plinth with oil fired twin oven Aga with twin hot plates over. Fitted pan store and hanging above. Two ceiling light spot tracks. Views out to side and attractive patio area. Space and point for electric cooker. Former servants bell board. Fire door into:

Laundry/ Boiler Room

2.79m x 4.79m (9'2" x 15'9")

Fully tiled walls. Fully tiled floor with tiled plinth housing XKI Babcock Robby Ltd YG Nis oil fired central heating boiler. (This boiler is a piece of engineering workmanship and was put in to be capable of heating enough for a swimming pool). The heating is zoned so that various areas can be heated depending on how much the house is being used. Range of base and wall cupboards, work surfaces with inset 1 1/2 bowl single drainer, stainless steel sink unit with mixer tap over. Space and plumbing for auto wash. Space and point for dryer, space for additional appliances. ACV floor mounted substantial hot water cylinder. Stripped and polished rear pine door giving access to:

Rear Passage

3.73m x 3.07m (12'3" x 10'1") max

Tiled floor. Rear staircase. Ceiling light point. Access to boiler room, second Kitchen and Rear Entrance.

Preparation Kitchen

2.94m x 3.22m (9'8" x 10'7")

Range of base and wall cupboards, granite effect work surfaces with twin inset stainless steel sink units. Space and plumbing for dishwasher. Space for larder fridge freezer. Tiled splashbacks. Ceiling light point. Wall mounted Manrose extractor fan. Tiled floor.

Rear Entrance Vestibule

1.32m x 1.95m (4'4" x 6'5")

With rear door. Tiled floor. Ceiling light point. Wall mounted shelved storage cupboards and shelf. Rear panelled back door with glazed light over.

Rear Stairs to First floor beneath which is a built in cupboard:

Internal Former Coal Store

1.64m x 2.54m (5'5" x 8'4")

Ceiling light point. Presently utilised for pet bedding area.

From Main Hallway

Superb Feature Staircase to First Floor with carved and polished mahogany balustrade spindles and king post leading up past **Half Landing 2.38m x 1.83m (7'10" x 6')**

With Seating area. Backed with coloured stained and leaded full height window providing a particularly attractive feature. Display window ledge.

Main Landing

2.38m x 4.52m (7'10" x 14'10")

With exposed and polished wood floor. Coved ceiling with centre ceiling rose and light point. Access to bedrooms:

Bedroom No. 2

4.82m x 5.13m (15'10" x 16'10")

A coved corniced ceiling. Centre ceiling light point. Double radiator. Tremendous views to front over grounds. Feature fireplace comprising carved surround, mantle shelf and over mantle mirror. Tiled backplate and hearth, inset cast grate surround and hood. Very light and airy room.

Bedroom No. 5

3.13m x 4.82m (7' x 15'10")

Coved corniced ceiling. Ceiling light point. Radiator. Fitted picture rail. Feature fireplace comprising carved surround, mantle shelf and overmantle with display shelving. Tiled inner surround together with cast hood and grate with exposed brick throat. This room is presently used as an office, however it has previously enjoyed a door through from the previous room and could provide a dressing room, adjacent sitting room etc. subject to purchaser's requirements.

Bedroom No. 3

4.82m x 4.21m (15'10" x 13'10")

Coved corniced ceiling. Inset ceiling light spots. Feature fireplace with

carved surround, mantle shelf with mirror overmantle. Tiled surround with inset cast grate and hood. Views out to the side over adjacent farmland.

Bedroom No. 1

6.20m x 4.98m (20'4" x 16'4")

Coved corniced ceiling. Ceiling light point. Double radiator. Feature fireplace with carved surround, mantle shelf with mirror overmantle. Tiled surround with inset cast grate and hood. Views over front garden. Sliding door through to:

En Suite Bathroom

2.28m x 3.17m (7'6" x 10'5")

Fully tiled walls. Pine panelled ceiling with inset spots. Greenwood Airvac extractor fan. Coloured suite comprising panelled bath with Aqualiser mains shower over. Matching bidet, pedestal wash basin and WC. Radiator.

Off Main Landing is archway through with coloured and leaded glass light over into:

Inner Rear Hall

3.73m x 1.13m (12'3" x 3'9")

Coved corniced ceiling. Ceiling light point. Radiator. Door to:

Bath & Shower Room

2.38m x 3.42m (7'10" x 11'3")

Half pine panelled walls topped with pine dado rail. Suite comprising corner shower cubical which is fully tiled and has sliding doors to front and side with a mains bar shower. Pine panelled ceiling with inset light spots. Central cast bath on claw feet with brass taps. Shires substantial pedestal wash basin. Heated towel rail. Radiator.

Door to:

First Floor WC

3.40m x 1.06m (11'2" x 3'6") including inner corridor.

Coved cornice ceiling. Ceiling light point. WC. Radiator.

Door from Inner Landing leads to:

Main Rear Landing

3.20m x 1.37m (10'6" x 4'6")

Central archway. Ceiling light point. Creda automatic night storage heater. Glazed door giving access to back stairs from first floor and stairs to second floor.

Bedroom No. 4

4.79m x 2.79m (15'9" x 9'2")

Coved ceiling. Ceiling light point. Fitted picture rail. Radiator. Feature fireplace with carved surround, mantle shelf and overmantle.

WC

1.44m x 4.74m (4'9" x 15'7")

This could offer en suite facilities for the above mentioned bedroom. Radiator. Ceiling light point. Part exposed beams. Suite comprising WC and pedestal wash basin.

Built in Linen Cupboard

3.22m x 1.38m (10'7" x 4'7")

With exposed and polished and pine wood floor. Ceiling light point. Fitted original linen storage cupboard.

Stairs to Second Floor with a continuation of the splendid feature staircase with stained and polished balustrade and king posts with painted spindles. Past half landing with picture window looking out onto side garden and across to the tennis court.

Second Floor Landing

8.65m x 1.13m (28'5" x 3'9") Overall

Panelled door which opens out to under eaves storage with roof light. Double radiator. Creda automatic night storage heater. Base cupboard topped with twin drainer, single bowl stainless steel sink unit. Picture window to side offering tremendous views. Door into:

Bath & Shower Room

2.96m x 5.05m (9'9" x 16'7")

Pine panelled ceiling with inset spots and Vectair extractor fan. Plinth mounted shower cubicle with Triton mains shower over. Coloured suite comprising corner bath with mixer tap and shower attachment over. Matching pedestal wash basin and WC. Radiator. Feature fireplace comprising decorative cast surround, hood and basket grate. Chimney breast alcove display shelving.

Bedroom No. 8

4.37m x 3.86m (14'4" x 12'8")

Ceiling light point. Radiator. Feature fireplace comprising carved surround and mantle shelf. Tiled hearth. Inset cast fire surround, hood and grate. Picture window with tremendous views. Very light and airy room.

Inner Hallway

With useful Store.

Bedroom No. 6

6.10m x 4.88m (20' x 16')

Ceiling light point. Double radiator. Views out over front garden.

Bedroom No. 7

4.82m x 5.13m (15'10" x 16'10")

Ceiling light point. Double radiator. Tremendous views over grounds.. Very light and airy room.

Bedroom No. 9

4.82m x 2.13m (15'10" x 7')

Ceiling light point. Radiator.

OUTSIDE

Garage

4.88m x 4.27m (16' x 14')

Enjoying the benefit of light and power. Twin doors to outside. Internal door offering tremendous scope for garage, workshops etc.

Secure Storage

Door form outside. Shelved storage. Wall light point.

Glass House

7.54m x 3.07m (24'9" x 10'1")

On a brick base.

Two Garden Sheds

Which could offer tremendous scope as a studio subject to purchaser's requirements and necessary planning permissions.

Gardens

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GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Oil 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 G. The annual charge is £2399.81.


LOCAL AUTHORITY


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







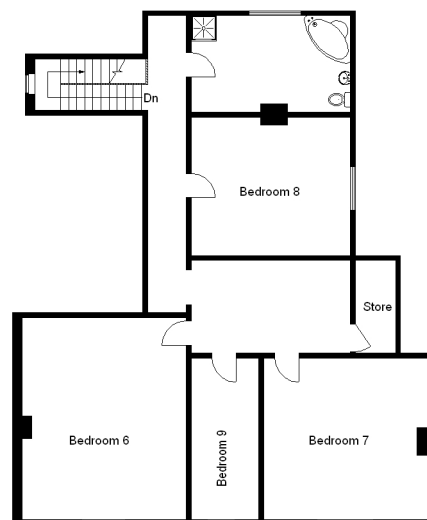
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	31	41
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC 	

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		
(21-38)	F	24	32
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC 	

FLOOR PLAN

Approximate Gross Internal Area (Including Garage) :-
524 sq m / 5640 sq ft

Illustration For Identification Purposes Only. Not To Scale (ID13319 Ref: 6861)



Second Floor



Ground Floor



First Floor

COMMITMENT

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- 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 important 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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