

S.4176

**THE PINFOLD**  
**45 NORTH END, OSMOTHERLEY, DL6 3BE**



**A Unique, Immaculately Presented, Generously Proportioned 4 Bedroomed Village Residence Presented to the Very Highest of Standards**

- Bespoke Burr Oak Fitted Kitchen & Utility
- Solid Oak & Granite Flooring
- Marble Granite & Solid Wood Luxury Bathrooms & En Suite
- Landscaped Grounds & Gardens Extending to 1/3 Acre
- Detached Office with Sun Terrace Over
- Walking Distance of Premier Village Centre
- Double Glazing & Oil Fired Central Heating

**PRICE ON APPLICATION**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# The Pinfold, 45 North End, Osmotherley DL6 3BE

## SITUATION

Northallerton	8 miles A.19	1 mile
Teesside	15 miles Thirsk	8 miles
A.1	10 miles Yarm	12 miles
Leeds	40 miles Newcastle	40 miles

**The Pinfold** enjoys a stunning elevated position on the northern rise out of the highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most sought after and highly desirable villages nestling as it does at the foot of the Hambleton Hills with excellent access to the A.19 and A.1 trunk roads and within easy commuting distance of Teesside, York, Northallerton and Thirsk, Leeds, Newcastle and surrounding area.

The location of the property enables it to take advantage of all village amenities whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors.

The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended.

Local services can be found within Osmotherley itself, including several shops together with a well-respected primary school and public houses. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market town of Northallerton – the County Town of North Yorkshire is only a 10 minute drive away.

Whilst being able to enjoy a very pleasant rural position, the property enjoys proximity to the A19 which puts it within comfortable commuting distance of Teesside, York and Leeds, the A.1 and A.66 and road network beyond (see location plan). The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 ½ hours travel time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

A full and comprehensive range of educational, recreational and medical facilities together with shopping are available in the local markets of Northallerton and Thirsk. For larger town requirements Middlesbrough, Teesside and York are all within easy travelling distance.

## AMENITIES

**Racing** – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

**Shooting & Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further away, the Yorkshire Dales National Park and close to local rivers and ponds.

**Golf** - Can be enjoyed at Romanby (Northallerton), Bedale,

Thirsk, Darlington, Richmond and Catterick

**Walking & Cycling** – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

**Sport & Leisure Centre** – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is a renowned local hospital situated within Northallerton.

**Schools** – the area is well served by good state and independent Schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools include Polam Hall (Darlington), Hurworth House, Teesside Preparatory and High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

## DESCRIPTION

**The Pinfold** represents a unique and superior, immaculately presently, well laid out and spacious 4-bedroomed residence of immense character and distinction. The property is architecturally attractive being stone built with a pantile roof. It has been completely refurbished by the present owners to an exceptional standard of quality and attention to detail both internally and externally. It comes with the benefit of full quality coloured sealed unit double glazing, oil fired central heating, internal sound system, an exceptional security system, solid oak, sandstone and granite floors, and an exquisite bespoke burr oak kitchen by Thompsons of York. It enjoys fully fitted bathrooms and en-suites which enjoy the highest quality fittings together with excellent use of granite and marble tiling basins and surrounds which further enhance this exceptional property.

To the first floor there is tremendous scope to provide for annexed accommodation which is ideally suited for teenagers or dependent family relatives.

Externally the property enjoys the benefit of detached home office with sun terrace / balcony over providing a high degree of privacy and situated in a lovely south facing position.

The grounds and gardens extend to approximately 1/3 acre and are a particularly attractive mix of landscaping together with solid stone patios, all of which run down through natural wild gardens towards the centre of Osmotherley. The gardens complement and enhance the property.

There is a tarmac entrance which provides for off road parking and provides access to the garden.

A natural laid stone flag path leads, via a pedestrian gate, up to the front entrance. There are steps up running across the front of the property and then under a covered entrance through solid oak doors with matching half glazed lights to side into the entrance hall. Proceeding around to the front of the property there is a stone flag patio and seating area which can be accessed via french doors from the sitting room and living room.

The rear of the property has a natural laid stone flagged pathway the full length of the garden and also gives a separate access to the detached office and provides a rear seating area.

## ACCOMMODATION

Into:

### Formal Entrance Hall

**4.37m x 3.35m (14'4" x 11')**

With marble floor. Coved ceiling with inset speakers. Centre ceiling rose and light point. Double radiator. Stairs to First floor. Extending into:

### Rear Hall

**1.11m x 2.74m (3'8" x 9')**

With a continuation of coved ceiling. Inset ceiling light spots. Marble flooring. Double radiator. Door into:

### Shower Room

**2.30m x 1.67m (7'7" x 5'6")**

With a continuation of the attractive cut marble floor and enjoying fully tiled walls. Coved ceiling. Inset ceiling light spots. Extractor. Corner shower cubicle with Merlym sliding shower screen with a mains thermostatic drench shower. Unit inset wash basin. Matching duoflush WC.

Off the main entrance hall there is a door through into:

### Sitting Room

**6.35m x 7.23m (20'10" x 23' 9")**

With a feature central brick chimney with central brick through hearth, open to two sides with space for Stove. The room enjoys a central brick pillar with substantial central beaming. It could be adapted to two rooms but presently open plan with two distinct seating areas. Natural solid oak flooring. Coved ceiling. Inset ceiling light spots. Four ceiling roses and light points. Three double radiators. TV, Sky and telephone points. Two sets of french doors lead out to patio and gardens giving this room a light and airy feel.

### Kitchen

**6.02m x 5.86m (19'9" x 19'3")**

With a fully fitted bespoke kitchen by Thompsons of York, craftsmen built and fitted in oak with burr oak reliefs and comprising an extensive range of base and wall cupboards, cut granite work surfaces with inset 1 ½ bowl Franck stainless steel sink unit with mixer tap over. Inset waste disposal unit. Space and point for stove with cut granite surround and backplate. Inset extractor and light. Built in larder fridge. Natural stone flag flooring. Coved ceiling and inset ceiling light spots. Built in NEFF dishwasher. Two double radiators. Ceiling speaker. Door to rear. Dining area with radiator, TV point and socket. Internal door gives access to:

### Utility Room

**2.05m x 3.05m (6'9" x 10")**

Craftsmen built as the kitchen and is matched. Continuation of the floor. A good range of oak with burr oak reliefs and panelling. Base and wall cupboards. Cut granite work surface with inset stainless steel sink with mixer tap. Built in Miele washing machine and separate dryer. Large full height cloaks and store cupboard. Coved ceiling. Ceiling light points. Base and point for additional appliances.

### Formal Dining Room

**4.37m x 4.23m (14'4" x 13'11")**

With solid oak floor. Coved ceiling. Inset light spots. Centre ceiling light point. Inset ceiling speaker. Feature Adams style fireplace with cut marble backplate and hearth and ornate carved surround. Mantle shelf. Three wall light points. Double radiator.

### Inner Hallway

**5.71m x 1.16m (18'9" x 3'10") opens out to 4.11m (13'6")**

Continues off main hallway and there is a continuation of the solid oak flooring. Coved ceiling and inset light spots. Wall light point. Access to rear hallway and bedrooms and also to:

### Bathroom

**2.89m x 2.30m (9'6" x 7'7")**

Solid oak flooring. Coved ceiling. Inset light spots. Enamel roll top bath on ball and claw feet with mixer tap and shower attachment. Half panelled walls to the whole of the bathroom topped with a carved and painted dado rail. Heritage wash basin set into vanity unit. WC. Full height heated towel rail.

### Rear Hallway

**3.60m x 1.22m (11'10" x 4')**

Solid oak flooring. Coved ceiling. Inset light spots. Built in large shelved linen cupboard.

### Master Bedroom

**4.37m x 4.52m (14'4" x 14'10")**

Solid oak flooring. Coved ceiling. Inset light spots. Centre ceiling rose and light point. Inset ceiling speaker. Double radiator with attractive radiator covers. Built in triple robes. Door through to:

### En Suite Shower Room

**2.74m x 5.08m (9' x 16'8" max)**

Fully tiled shower cubicle with thermostatic drench shower with additional shower attachment. Inset light spots. Solid oak flooring. Half height panel walling. Inset granite Jack and Jill Heritage wash basins. Tiled splashback and cupboard storage. Two wall length fitted cupboards. Heated towel rail. Double radiator with ornate radiator cover.

### Bedroom No. 2

**2.99m x 4.16m (9'10" x 13'8")**

Coved ceiling, centre ceiling rose and light point. Solid oak flooring. Double radiator with radiator cover. Two wall light points. Built in double wardrobe. Attractive views onto the garden.

**Stairs to First Floor** are solid oak with burr oak panels leading up past half turn with solid oak balustrade and spindles leading up to:

### First Floor Landing

**3.15m x 3.73m (10'4" x 12'3")**

Solid oak floor. Inset light spots. Lower level beaming with under eaves storage. Velux roof light over stairwell.

#### **Bedroom 4**

**Divided into two areas:**

#### **Sitting Area**

**8.94m x 4.32m (29'4" x 14'2")**

Solid wood floor. Lower level beaming. Inset light spots. Inset speakers. Recessed area. French doors out to elevated terrace as previously mentioned. Velux roof light. Arch through into:

#### **Bedroom Area**

**3.35m x 3.52m (11' x 11'7")**

Velux roof light. Solid oak flooring. Attractive king post wall mounted relief.

#### **First Floor Seating Area**

**4.29m x 3.98m (14'1" x 13'1")**

Dormer double glazed window. Inset light spots. Solid oak flooring. Opens out into:

#### **Corridor**

**4.79m x 1.88m (15'9" x 6'2")**

With twin velux roof lights. Double radiator. Solid oak flooring.

#### **Bedroom**

**4.06m x 3.91m (13'4" x 12'10")**

Inset light spots. Beamed ceiling. Door to undereaves storage. Windows to two sides.

#### **Bathroom**

**4.34m x 1.90m (14'3" x 6'3")**

Lower beamed ceiling. Inset light spots. Roll top bath with ball and claw feet with mixer tap and shower attachment. Wash basin within vanity unit. Matching WC. Dormer window. Extractor fan.

#### **OUTSIDE**

#### **Office Area**

**3.50m x 2.49m (11'6" x 8'2")**

Stone built with terrace over. In through UPVC sealed unit double glazed french doors. With tiled floor. Inset ceiling light spots. Wall light point. Hyco wall mounted electric heater. Wash basin with tiled splashback and Triton water heater over. Door into:

#### **WC**

With WC and inset ceiling light spots.

#### **Sun Terrace**

**5.76m x 2.99m (18'11" x 9'10")**

Stone turning steps which lead up to fully tiled sun terrace with safety screens around providing for a high degree of privacy. This terrace also has french doors out from one of the first floor bedrooms.

There is an outside sound system and outside heaters.

#### **GARDENS**

The gardens are arranged to the front of the property making full use of the twin double doors which gives access from the fantastic sitting room and also providing a lovely vista when coming out of the front entrance doors. The property is orientated to look down through the gardens which are gently sloping with substantial shrubberies to the front together with natural stone flagged patio which looks onto "The Pound". Through an area of natural vegetation with a lawned area to the front and going across into the slightly wooded area which runs down along laid natural stone path through raised and sunken beds with central wild life pond area and opening out to the far end onto a chippings seating area with separate gated access onto Clack Bank. The natural gardens are heavily planted with numerous seating areas, established shrubberies, natural stone pathway through together with lighting. There is a pond area with seating around.

#### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

By appointment with Northallerton Estate Agency \_ Tel (01609) 771959

#### **SERVICES**

Mains Water, Electricity and Drainage.

#### **COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is **F**. The current charge is **£2080.81** per annum.

#### **TENURE:**

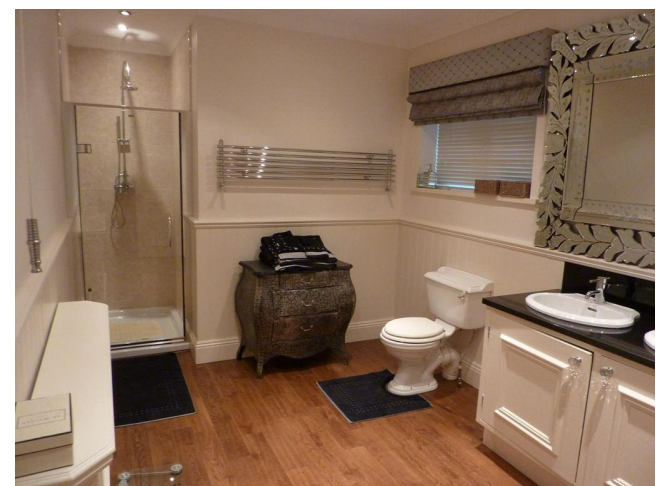
Freehold with Vacant Possession.

#### **RIGHT OF WAY**

There is a right of way across the garden to a neighbouring field for the benefit of the tenant farmer and the field owners.

#### **THE POUND**

Is a Listed Site / Registered Common in the name of Osmotherley Area Parish Council which has been recently restored by the North York Moors National Park Authority.





### Energy Performance Certificate

45, North End, Osmotherley, NORTHALLERTON, DL6 3BE

Dwelling type: Detached longlow Reference number: 8942-7429-9879-1368-2922  
 Date of assessment: 26 November 2012 Type of assessment: RvSAP, existing dwelling  
 Date of certificate: 26 November 2012 Total floor area: 225 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£3,948	£3,537	£411

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£527 over 3 years	£352 over 3 years	£175
Heating	£5,640 over 3 years	£5,802 over 3 years	£162
Hot Water	£381 over 3 years	£357 over 3 years	£24
<b>Totals</b>	<b>£6,548</b>	<b>£6,411</b>	<b>£137</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

Very energy efficient - lower running costs

Current: D (60) Potential: B (80)

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

#### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£1,281	✓
2 Floor insulation	£800 - £1,200	£741	✓
3 Low energy lighting for all fixed outlets	£270	£183	✓

See page 3 for a full list of recommendations for this property.

For more information about energy efficiency and how to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0200 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run & for a 0% cost.

#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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 importance 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.