

**GRAHAM HOUSE**  
**20 WEST END, OSMOTHERLEY DL6 3AA**



**A Grade II Stone Built 5-Bedroomed Village Residence of Character & Distinction Situated in a Slightly Elevated Position in the Centre of this Highly Sought After Village**

- Architecturally Attractive Grade II Listed Residence
- Internally In Need of Updating & Modernisation
- Scope for Various Layouts & Extension
- Extensive Grounds & Gardens to Rear Approx 1 Acre
- Detached Garage & Workshop
- Walking Distance of Village Centre

**Price: Offers in the Region of: £450,000**

# Graham House, 20 West End, Osmotherley DL6 3AA

## 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

**Graham House** enjoys a stunning elevated position on the popular West End of this highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most 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 property is within walking distance of the village centre and its position enables it to take full 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, Restaurants and public house. 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, Yarm, York, Leeds, the A.1 and A.66 and road network beyond. 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

**Graham House** comprises an imposing and attractive traditional stone built with slate tiled roof village residence of character and distinction standing in a slightly elevated position at the west end of the village being the entrance to this much sought after and highly desirable North Yorkshire village of Osmotherley. The property is believed to date from 1626 and will represent one of the oldest properties within the village. Outside to the front the property has steps up to the front door with sun terraces to side and tiered shrubberies running down towards the village centre.

To the side is a right of way, through gated access onto tarmac hardstanding which gives access to the detached garage, workshop and rear gardens. To the immediate rear of the property is a concrete yard with base and space for coal bunker and oil tank. Steps up provide access to the raised rear shrubberies and hardstanding together with access to the garaging and gardens. The rear gardens which are slightly sloping provide a particularly attractive backdrop to the property.

The rear gardens extend to approximately an acre and are principally arranged at present as formal gardens running up to a lawned area which could subject to Purchasers requirements provide for tennis court and then through orchard to paddock which is presently used for small scale fowl.

Internally the property has oil fired central heating, it has well laid out and spacious accommodation arranged over three floors and at present extends to five bedrooms. The second storey which presently extends to two large bedrooms could provide for a superb private suite or teenagers annexe. It has tremendous scope for updating and modernisation together with scope to

extend to the rear subject to Purchasers requirements and the necessary Planning Permissions. The property would lend itself to a number of residential layouts and early inspection is particularly recommended.

The offering of Graham House presents an all too rare opportunity to acquire a substantial stone built village residence which enjoys good sized grounds and gardens, the benefit of private vehicular access and garaging whilst being within walking distance of this much sought after village centre.

The property's potential cannot be fully appreciated without viewing.

## ACCOMMODATION

In up step through hardwood front door into:

### Entrance Vestibule

**1.08m x 1.22m (3'7" x 4')**

With inset matwell. Archway into:

### Sitting Room

**5.28m x 5.66m (17'4" x 18'7" into bay)**

Inglenook fireplace with carved lintel over inset natural stone chimney breast with inset open fire. Built in stone base inglenook seating. Stone mantle shelf and hearth. Original built in store cupboard. Beamed ceiling. Ceiling light point. TV point. 2 Double radiators. Telephone point.

### Dining Room

**5.59m x 3.88m (18'4" x 12'9") max into bay**

Double bay radiator. Ceiling light point.

**Inner Hallway** continues off the Sitting Room and opens into a

### Side Hallway

**1.67m x 1.22m (5'6" x 4')**

With twin doors to cellar. Cloaks hanging. Ceiling light point. Radiator.

### Downstairs WC

**1.22m x 1.52m (4' x 5')**

Tiled to one wall. WC. Corner wash basin with tiled splashback and ceiling light point.

### Cellar

**3.78m x 2.84m (12'5" x 9'4")**

Stones steps to sub floor room. Offering scope for extensive wine cellar, office, study or host of other storage uses subject to Purchasers requirements.

Off Hallway

### Breakfast Room

**4.03m x 2.86m (13'3" x 9'5")**

With ceiling light point. Double radiator. French doors out to rear patio and gardens. Inner door to:

### Kitchen

**5.25m x 2.35m (17'3" x 7'9")**

Comprising range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Built in NEFF double oven and grill. Matching NEFF four ring gas hob. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and additional appliance. Built in breakfast bar. Tiled splashbacks. Double radiator. Unit matched glass fronted shelved display cabinet. Extractor. Two ceiling light points. Two north facing windows looking onto patio and gardens. Door into:

### Boiler Room

**1.93m x 2.25m (6'4" x 7'5")**

With quarry tiled floor. Built in shelved cabinets. Floor mounted Grant oil fired central heating boiler. Ceiling light point.

**Stairs to First Floor** with stained and polished pine balustrade leading up to half landing with display shelf. Picture window offering lots of natural light. Up to:

### First Floor Landing

**2.25m x 0.98m (7'5" x 3'3")**

Ceiling light point. Door with stairs to Second Floor. Access to two bedrooms and bathroom.

### With Rear Hallway

**1.62m x 0.89m (5'4" x 2'11")**

Double radiator. Access to third bedroom and WC.

### Master Bedroom

**4.62m x 4.59m (15'2" x 15'1")**

With panelled ceiling. Ceiling light point. Built in bedroom furniture comprising triple robe, dressing table and further double wardrobe. Corner display shelving. Two built in chimney breast original cupboard. Overbed light pull.

### Bedroom No. 2

**4.06m x 2.91m (13'4" x 9'7")**

With ceiling light point and radiator. Windows to two sides.

### Bedroom No. 3

**3.45m x 3.52m (11'4" x 11'7")**

With ceiling light point. Double radiator. Built in mirror fronted triple robe. Built in corner bookshelf.

### Bathroom

**2.79m x 2.86m (9'2" x 9'5")**

Fully tiled walls with coloured suite comprising panelled bath with Mira 723 mains shower over. Matching pedestal wash basin and WC. Twin wall mounted bathroom cabinet. Shaver light, socket and mirror. Inset ceiling light spots. Radiator. Built in airing cupboard housing lagged cylinder with immersion heater and linen storage over.

**Separate WC****1.85m x 0.89m (6'1" x 2'11")**

Ceiling light point. Wall mounted wash basin and WC. Fully tiled walls.

**Door to stairs to Second Floor**

With painted balustrade and spindles leading up to:

**Landing****1.90m x 0.89m (6'3" x 2'11")**

With beamed ceiling. Ceiling light point.

**Bedroom 1****5.33m x 7.92m (17'6" x 26') to under eaves**

Heavily beamed ceiling. Ceiling light point. Gable end window. Velux roof light.

**Bedroom 2****7.92m x 3.57m (26' x 11'9")**

With part exposed wood floor. These two rooms offer tremendous opportunity to provide additional bedroom space and they are of such a size that they could be put to a host of uses including teenager's annexe, games rooms, study/office etc.

**OUTSIDE**

Area adjacent to the rear of the property comprises a flagged yard and seating area with space and base for coal bunker, space for oil tank. It then has steps up to raised terraced rockeries and gardens up to tarmacadam hardstanding and turning area plus access to the detached garage.

**Garage****8.73m x 3.30m (28'8" x 10'10")**

Brick built to the front, concrete section to the rear. Part tarmacadam, part concrete floor. Light and power.

**Gardens**

The formal gardens are initially divided into two sections with a central pathway and hedging. To the right hand side are formal beds which are raised with stone fronting and steps up to rear lawned garden area. On the left is a lawned area which enjoys a nice degree of privacy with space and base for greenhouse and a shed.

**Shed****1.83m x 2.74m (6' x 9')**

With corrugated roof.

The garden then are gently sloping predominantly made up of beds and lawned areas leading up from the property and they open out onto a good area of lawned garden which could provide for a tennis court and then run through into orchard and then gated access to the paddock.

**Paddock**

At present the paddock is natural vegetation and used for chicken runs etc. with a mix of post, netting and hedging running all the way up to the rear boundary which borders open countryside. There is tremendous scope to provide for formal gardens within this good sized rear area of the property.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

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

**SERVICES**

Mains Water, Electricity and Drainage. Solid Fuel Heating.

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is **F**. The current annual charge is £2081.34 per annum.

**TENURE:**

Freehold with Vacant Possession.

**LISTING**

The property is Grade II Listed.

**RIGHT OF WAY**

There is a pedestrian right of way to the rear for the benefit of the neighbouring property. This is clearly laid out and is used mainly for bin access.





**COMMITMENT**

Northhallerton 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 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.

N252 Printed by Ravensworth 01670 713330