

THE GRANGE

FLEETHAM LANE, SCRUTON, NORTHALLERTON DL7 0RL



A Substantial Well Laid Out & Spacious Barn Conversion Completed to a Very High Standard and Standing in Grounds & Gardens of 5 Acres or Thereabouts in a Quiet & Attractive Rural North Yorkshire Location

- Wooden Sealed Unit Double Glazing
- Underfloor heating
- Quality Wood Burning Stoves
- Scope to Provide Various Residential Layouts
- Private Enclosed One Bedroomed Annexe
- Detached Waddington Steel Framed Building
- Footings & PP's for 4 Bay Garage / Workshop
- Scope for Additional Property Subject to PP's

Offers in the Region of: £575,000

The Grange, Fleetham Lane, Scruton DL7 0RL

SITUATION

Northallerton	7 miles Bedale	6 miles
Richmond	9 miles A.1	5 miles
A.19	15 miles Darlington	15 miles
Catterick	12 miles	

(All Distances are Approximate)

The property is situated in attractive open countryside between the villages of Scruton, the Fencotes and Kirkby Fleetham. This is approximately half a mile north of Scruton village and just outside the popular village of Great Fencote which is a popular rural village situated within convenient travelling distance of the local market towns of Northallerton, Bedale and Richmond and within travelling distance of the A.1 trunk road. The property lies close to the village of Kirkby Fleetham where Public House, Post Office, Shop and renowned local Primary School are to be found.

The property itself enjoys a particularly attractive position, nicely set back from the minor road that runs from the Fencotes to Kirkby Fleetham and enjoys a position which has panoramic views out over the surrounding countryside. The property sits on a plot extending to some 5 acres or thereabouts and enjoys a high degree of privacy.

In and around the village of Great Fencote there is good walking, shooting, fishing and golf at a number of courses in the area to be enjoyed.

AMENITIES

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

Schools – 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 and 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 & Hunting - the area around the property is particularly attractive riding country with many quiet country roads in the vicinity.

Golf – Bedale, Romanby, Thirsk, Darlington, Richmond and 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 and Newcastle.

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

Communications – A.1 Trunk Road is close-by providing access north and south and commuting onto the A.66.

Mainline railway stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of 2 ½ hours approx. Additionally, via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Teesside, Newcastle and Leeds Bradford.

DESCRIPTION

The Grange comprises a particularly spacious, superbly renovated and converted range of former agricultural outbuildings which are brick built with slate roofs. They are very well laid out and spacious representing a substantial property which has been superbly and imaginatively converted by the present owners to provide particularly well laid out and spacious, immaculately presented accommodation which has tremendous scope for a number of residential layouts and also alteration of the internal layout to provide for a greater number of bedrooms, studios etc. Internally the property must be viewed to fully appreciate the space which is on offer and under the present ownership a separate, one bedroomed annexe has been created which could be converted to two bedroomed teenage or dependent relatives' annexe with a minimum of alteration. At present the property has two large open plan reception rooms, one presently used as a living room and the other as a studio. Both of these have tremendous scope for utilisation by an extended or large family or for conversion to additional residential accommodation. The property is completed with a large open plan living kitchen which gives access to bedrooms on the ground floor, the useful annexe and to the first floor landing where master bedroom suite is to be found with walk in dressing room and en suite shower room together with two further bedrooms and bathroom together with mezzanine area over the living room which could be extended and is presently being used as an occasional bed space.

Externally the property enjoys the benefit of a steel framed Waddington's building which is fully enclosed, has light, power and alarm and has previously had planning permission for a workshop / studio / annexed accommodation for holiday let etc. There is scope to resurrect this permission subject to Purchasers

requirements and satisfaction of the necessary Planning Permissions. Additionally there are foundations for four car garaging with useful workshops over. This could subject to purchasers' requirements and the necessary planning permissions provide for an additional dwelling or further superb annexed accommodation to the main house. The property is complemented with well laid out paddocks, grounds and gardens and natural stream fed pond area all of which provides for a superb rural property with tremendous scope and possible medium to long term development potential.

Early inspection is particularly recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In onto extensive chippings hardstanding and parking area offering parking for a large number of vehicles. The property enjoys the benefit of underfloor heating, a number of multi burning stoves, has mains water, septic tank drainage and mains electricity.

In off the driveway which has power and water, up step and onto quarry tiled entrance/seating area and in through hardwood french doors into:

Cobbled Entrance Hall **3.01m x 5.54m (9'11" x 18'2")**

With galleried landing over. Exposed brick walls. French door to rear giving access to the enclosed cobbled courtyard providing private and quiet area. Archway through to:

Inner Hallway **2.71m x 1.52m (8'11" x 5')**

With a natural quarry tiled floor. Ceiling light point. Picture window to side. Solid oak door into:

Boiler Room **2.51m x 2.46m (8'3" x 8'1")**

With a natural tiled floor. Floor mounted Clyde LPG gas fired central heating boiler with unvented pressurised cylinder. Space and plumbing for washing machine. Space for additional appliances. Exposed brick walls. Ceiling light point. Walk through to:

Downstairs Shower /WC **2.38m x 1.06m (7'10" x 3'6")**

With a fully enclosed shower cubicle with fake glass block walls to two sides. Internal natural tiled walls and floor with central drain. Wall mounted thermostatic control valve with drench shower. Matching pedestal wash basin and duoflush WC. Ceiling light point. Wall mounted extractor.

Continuing off the Inner Hallway through twin oak doors into:

Living Room **5.38m x 10.94m (17'8" x 35'10")**

With galleried landing. Exposed beamed vaulted ceiling. Full height windows to one end providing plenty of natural light.

Unique Krystilina flooring. Numerous ceiling light points. Stone plinth hearth with hearth mounted multi burning stove. TV and telephone points. Superb light and airy room offering tremendous scope to provide two reception rooms subject to Purchasers' requirement and having archway with hardwood lintel over into:

Studio **10.05m x 5.33m (33' x 17'6") max**

Heavily beamed, attractive ceiling with inset ceiling veluxes again providing plenty of natural light. Continuation of the Krystilina flooring. Extensive range of base cupboards, work surfaces, desk area etc. Presently utilised as studio and cinema. The space offers tremendous potential for additional bedrooms or residential accommodation subject to purchasers' requirements and the necessary building regulations. Exposed brick pillars and wall of which provide a very attractive architectural feature within the property.

Large Kitchen **10.97m x 5.54m (36' x 18'2") max**

With an attractive natural stone tiled floor. Extensive range of solid oak base cupboards topped with granite work surfaces with space and point for gas/electric stove. Aga Master extractor over. Unit inset Belfast sink and grooved drainers. Space and plumbing for larder fridge. Beamed ceiling. Wall length full height windows looking out onto grounds and gardens with french doors. Inset ceiling light spots. Floor mounted multi burning stove to one corner. The french doors lead out to patio area with panoramic views over the surrounding countryside. Spiral staircase to first floor. Internal door to:

Pantry **1.42m x 2.23m (4'8" x 7'4")**

With a plinth mounted stone meat shelf. Fitted wine racks to either side. Wall mounted pine shelving. Ceiling light point. Continuation of the natural tiled floor.

Archway through and solid oak door into:

Inner Hallway **4.32m x 0.91m (14'2" x 3')**

With a continuation of the natural tiled floor. Inset ceiling light spots. Door to:

Bedroom **3.42m x 2.44m (11'3" x 8')**

With a solid oak floor. Beamed ceiling. Inset ceiling light spots. Inset velux roof light. Door to:

Useful Annexe

Comprising:

En Suite Bedroom **3.55m x 4.44m (11'8" x 14'7")**

With beamed ceiling. Ceiling light spots. Inset velux roof light. Inset picture window. Door through to:

En Suite Shower Room
3.40m x 1.34m (11'2" x 4'5")

With a fully tiled natural stone tiled shower cubicle with thermostatic bar shower. Matching pedestal wash basin and WC. Extractor fan. Inset velux roof light. Ceiling light spots. Beamed ceiling. Natural stone tiled floor.

Living Room
5.20m x 4.69m (17'1" x 15'5")

Natural stone tiled floor. Quarry tiled hearth with hearth mounted wood burning stove. Fitted range of oak fronted base cupboard with granite effect work surface having inset single drainer, single bowl stainless steel sink unit. Space for appliances. Beamed ceiling. Spotlights. TV point. Nicely divides into kitchen, dining and sitting areas and could provide an additional bedroom space. Double glazed door out to decking area.

From the kitchen there is a wrought iron spiral staircase up to:

First Floor Landing
2.76m x 2.35m (9'1" x 7'9")

Beamed ceiling and spotlights. Light point. Stripped and polished floor.

Master Bedroom
5.74m x 5.35m (18'10" x 17'7") max

With heavily beamed ceiling. Spotlights. Double radiators. Windows to three sides with panoramic views. Door to:

Walking In Dressing Room
2.89m x 1.42m (9'6" x 4'8")

Fitted shelf and hanging rails.

En Suite Bath/Shower Room
2.35m x 2.61m (7'9" x 8'7")

With a stained and polished floor. Fitted Divali steam Jacuzzi bath with sliding doors to front. Wall mounted blue glass basin. Illuminated shaver mirror and light. Extractor fan. Corner WC. Inset ceiling velux. Spot light. Wall mounted heated towel rail / radiator.

Bedroom
5.38m x 2.94m (17'8" x 9'8" max)

With beamed ceiling. Ceiling light spots. Double radiator. Mezzanine storage area. Low level doorway and walkway across galleried landing.

Bathroom
4.88m x 2.40m (16' x 7'11")

With a burr walnut effect wood laminate floor. Ball and claw mounted bath with mixer tap and shower attachment. Matching pedestal wash basin and WC. Ceiling light point. Extractor fan. Velux roof light.

Mezzanine Area over Living Room
5.49m x 2.64m (18' x 8'8")

With exposed and polished wood floor. Could provide for additional bedroom space / seating area / reading area. Velux roof light. Ceiling light point.

OUTSIDE

Substantial hardstanding area with a paddock off. To the front is hardstanding and an area of grass which runs over to the foundations of the aforementioned garaging and workshops.

Waddington Building
22.80m x 11.73m (74'10" x 38'6")

Steel framed. Fully block walls. It has full height sliding wooden doors to front together with security pedestrian door. It is alarmed and has light, power and water. Concrete floor. Lower storey block and upper storey to corrugated sheeting and corrugated sheeting roof.

Gardens & Grounds

To the side the property opens out onto paddock area, presently open with useful storage area to the back of the generous purpose building. Proceed down through the grassland to the pond with central island. It is naturally stream fed and we are verbally informed that it is stocked with coarse fish.

There is a grassed pathway through good tree planting which runs around to the side and rear of the pond with a bridge across which gives access to an orchard, apples, pears, plums and cherries with a number of mature trees around it.

Overall the property extends to 5 acres or thereabouts of paddocks, orchards, pond and amenity areas.

Early inspection essential to fully appreciate the property's position, potential and unique aspects in this superb rural location which through private is not isolated.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity & Drainage. Underfloor heating.

TENURE

Freehold with Vacant Possession upon Completion.

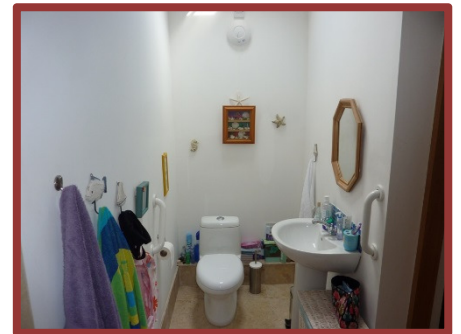
LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **F**. The current annual charge is **£2110.46**.





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 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.

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