

S.4332

**FERNLEA, 10 MAYFIELD
SOUTH OTTERINGTON, NORTHALLERTON**



A Substantial, Immaculately Presented, Well Laid Out & Spacious 4-Bedroomed Superior Detached Family House of Quality & Distinction Situated in this Premier Village Location

- **Immaculately Presented Throughout**
- **Particularly Well Laid Out & Spacious**
- **Substantial Double Glazed Conservatory**
- **UPVC Double Glazed / Oil Central Heating**
- **Quality Fitted Kitchen, Bathroom & En Suite**
- **Large Corner Plot – Gardens to Front & Rear**

Offers in the Region of: £365,000

Fernlea, 10 Mayfield, South Otterington

SITUATION

| | | | |
|---------------|----------|------------|----------|
| Northallerton | 4 miles | A. 19 | 6 miles |
| Ripon | 11 miles | Darlington | 20 miles |
| Thirsk | 7 miles | York | 30 miles |
| A.1 | 7 miles | Leeds | 40 miles |

South Otterington represents one of the most sought after and highly regarded semi-rural villages within easy reach of Northallerton, situated on the favoured south side and within easy and convenient travelling distance of the A.1, A.19 and good surrounding transport networks.

The village is adjacent to open countryside and within very convenient travelling distance of an extensive range of amenities.

The village is particularly sought after and the property represents one of a very few superior residences within the village which are situated on excellent sized plot and the property enjoys an open aspect.

This particular property occupies an excellent mature plot with gardens to front and rear and has under the present ownership been well maintained, updated and modernised and extended to an exceptional standard to provide well out, immaculately presented and spacious 4-bedroomed family accommodation in a prestigious semi-rural residential location.

The property sits just outside the centre of this attractive village and enjoys a locally renowned Primary School, Public House and Church. The property is conveniently situated within relation to the local market towns of Northallerton, Thirsk and Bedale where a comprehensive range of educational, recreational and medical facilities can be found.

AMENITIES

Communication - the A1 and A19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

There is a main line train station at Northallerton and additionally at Darlington bringing London within 2 ½ hours commuting time. Additionally via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

Schools – the area is well served by good state and independent schools. Local Primary school within the village plus additional Primary Schools at Northallerton, Thirsk and Bedale. Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent Schools can be found at Teesside, Yarm, Barnard Castle, Darlington, Baldersby, Ripon, Ampleforth and Cundall.

Shooting & Fishing - the property is attractively placed in an area renowned for its quality shoots and good fishing, being within easy reach of the North Yorkshire moors, North Yorkshire Dales and close to good local rivers and ponds.

Racing - Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

Golf - Romanby (Northallerton, Thirsk, Bedale and Darlington).

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby, Football and Cricket Clubs and a number of gyms within the town.

Hospital – the Friarage Hospital at Northallerton is locally renowned.

The property is also within an hour of the Coast at Scarborough, Whitby and Redcar.

DESCRIPTION

Fernlea at South Otterington comprises a traditional constructed and very attractively situated superior 4-bedroomed detached family house which is situated in a premier location and occupies a generous private plot with lawned gardens to front and rear. Under the present ownership the property has been extremely maintained, improved and extended, it still retains great potential for further extension subject to Purchasers requirements and the necessary Planning Permissions but under the existing ownership all improvements have been done to the highest standard and it is offered in immaculate condition.

The property is approached from the front in onto twin block paved driveways, one offering hardstanding and parking plus access to garage whilst the other offers hardstanding and also via twin gates access to the side of the property where an additional area of block paving offers superb potential to park a motor home, boat, caravan or could subject to Purchasers requirements be utilised as a further entertainment area.

The front garden is lawned with a continuation of the block paving. To the rear the property enjoys attractive block paved seating and patio area to either side and to the rear of the substantial conservatory bordered by low level brick ornamental walls with inset shrubberies and laid stone flagged steps up to the main rear garden where there is a drying area with path to rear coloured flagged patio area and space for shed or greenhouse. The main rear garden is lawned with central shrubbery, substantial corner rockery and potential for a vegetable bed etc. There are hedged and fenced boundaries to the rear. There is an open aspect to rear to one side.

This beautifully presented property is complemented by UPVC sealed unit double glazing and oil fired central heating. Internally the property enjoys a host of quality fixtures and fittings including solid mahogany doors throughout the property, quality fitted kitchen, bathroom and en suite and a particular feature of the property is the full width rear conservatory.

The offering of Fernlea, represents the all too rare opportunity to purchase a substantial property in a highly sought after, superb village location.

ACCOMMODATION

Up step and in through UPVC sealed unit double glazed front door and light to side into:

Entrance Hall 5.00m x 2.13m (16'5" x 7')

With light oak laid wood laminate floor. Coved ceiling. Ceiling light point. Radiator. Telephone point. Stairs to first floor. Door to built in cloaks cupboard with light point. Additional understairs storage cupboard with light and fitted shoe rack.

Downstairs WC 1.93m x 0.81m (6'4" x 2'8")

Continuation of the laminate wood floor. Half tiled walls with raised relief tiled dado rail. Suite comprising wall mounted shell edged wash

basin and low level WC. Ceiling light point. Coved ceiling. Mini radiator.

Sitting Room

7.26m x 3.88m (23'10" x 12'9")

A particularly light and airy room with coved ceiling. Twin ceiling light points. Feature fireplace comprising carved marble surround, mantle shelf and hearth, backplate with an inset living flame gas fire. Two double radiators. TV and telephone points. Multi paned french doors to rear give access to substantial Conservatory.

Dining Room

3.55m x 2.99m (11'8" x 9'10")

Continuation of the wood laminate floor. Coved ceiling. Centre ceiling light point. Double radiator. Door through to:

Breakfast Kitchen

Sliding patio doors through to Conservatory.

Conservatory

6.70m x 3.81m (22' x 12'6")

With half tiled, half carpeted floor. UPVC sealed unit double glazed windows to three sides with UPVC sealed unit double french doors leading out to side patio, pedestrian door leading out to additional hardstanding / patio / seating area. Within the conservatory there are upper coloured and leaded glass panels, thermalactic ceiling, two ceiling light points, deep display window ledges. Double radiator.

Breakfast Kitchen

4.72m x 3.42m (15'6" x 11'3")

With an extensive and attractive quality fitted range of beech fronted base and wall cupboards, quality cut granite work surfaces with inset 1 ½ bowl sink unit, work surface inset drainer. Built in AEG four ring Euro Kera electric hob with brushed steel and glass oven beneath. Built in eye level fridge and dishwasher. Breakfast bar. Glass shelved leaded glass fronted display cabinet. Attractive harlequin tiled splashbacks. Inset ceiling light spots. Inset spot over sink unit. Built in microwave with display shelving to side. Tile effect vinyl floor. TV point. Telephone point. Coved ceiling. Pedestrian door out to side. Built in wine racks. Feature window looking out onto rear patio and gardens. Door to:

Integral Double Garage

5.05m x 4.54m (16'7" x 14'11")

Tiled floor. Painted walls. Panelled ceiling with four light points. Space and plumbing for washing machine. Shelf for dryer. Space for additional appliances. Wall mounted storage cupboards. Floor mounted Trianco Utility oil fired central heating boiler. Electrically operated roller shutter door to front.

Stairs to First Floor with mahogany balustrade and spindles with panelling to the other side leading up to:

Half Landing leading up via split staircase to:

Right Staircase to:

Master Bedroom Suite

3.50m x 3.88m (11'6" x 12'9") plus wall length deep built in

furniture comprising three triple wardrobes. Three drawer chest of drawers. Dressing Table. TV and telephone points. Double radiator. Coved ceiling. Ceiling light point. Good views onto rear garden. Door to:

En Suite Shower Room

2.40m x 1.49m (7'11" x 4'11")

With fully tiled walls with contrasting central dado rail. Suite comprising oversized shower tray with wall mounted Aqualiser thermostatically controlled main shower. Folding full height door to front. Aquadart cubicle. Matching shell edged pedestal wash basin and

low level WC. Wall mounted shaver light, socket and mirror. Wall mounted electric heated towel rail and radiator. Inset ceiling light spots. Inset ceiling extractor.

Door to good airing cupboard with lagged cylinder and immersion heater with shelved storage over.

Left Hand Staircase leads to:

Main Landing

2.49m x 0.83m (8'2" x 2'9")

With an attic access. Access to:

Bedroom No. 3

3.83m x 3.40m (12'7" x 11'2")

With two built in double wardrobes. Coved ceiling. Ceiling light point. Radiator.

Bedroom No. 2

3.83m x 3.81m (12'7" x 12'6")

Two built in double wardrobes. Coved ceiling. Centre ceiling light point. Radiator.

Bedroom No. 4

2.89m x 3.10m (9'6" x 10'2") plus two double wardrobes

Coved ceiling. Ceiling light point. Radiator. Telephone point.

Family Bathroom

1.74m x 3.10m (5'9" x 10'2")

With fully tiled walls having shell effect dado rail. Suite comprising tiled panelled bath with Mira 8.4 Supreme electric shower over bath. Fitted shower screen. Matching pedestal wash basin, WC and Bidet. Inset ceiling light spots. Inset ceiling extractor. Wall mounted radiator. Coved ceiling.

GARDENS

The front in onto twin block paved driveways, one offering hardstanding and parking plus access to garage whilst the other offers hardstanding and also via twin gates access to the side of the property where an additional area of block paving offers superb potential to park a motor home, boat, caravan or could subject to Purchasers requirements be utilised as a further entertainment area. This enjoys extensive areas of blocked paved seating and patio areas to either side and to the rear of the substantial conservatory. Low level brick ornamental walls with inset shrubberies with mature shrubs. Laid stone flag steps up to main rear garden where there is a flagged drying area with path to rear coloured flagged patio and space and base for shed or greenhouse. The main rear garden is lawned with central shrubbery, substantial corner rockery and potential for another vegetable bed etc. There are hedged boundaries to the rear to three sides with small post and rail fence to the right hand side. To the left of the property there are open fields.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

Mains water, electricity, gas and drainage.

TENURE

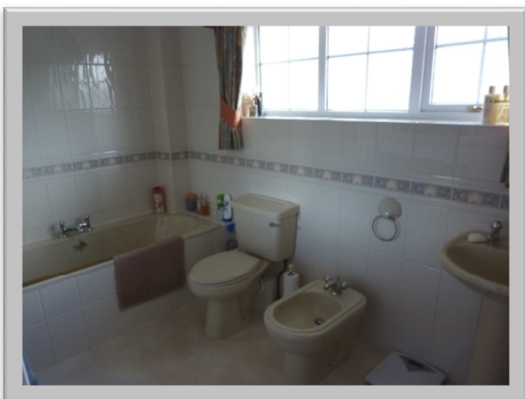
Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band E. The current annual charge is **£1777.08**.



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.