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Northallerton  
Estate  
Agency 

**POMARIUM  
THRINTOFT, NORTHALLERTON DL7 0PL**



**An Immaculately Presented, Particularly Well Laid Out & Spacious 4-Bedroomed Superior Detached Village Residence of Quality & Distinction with Expansive Grounds & Gardens & One Acre Paddock**

- Nicely Presented & Appointed Throughout
- Well Laid Out & Spacious Accommodation
- Quality Fitted Kitchen, Bathroom & En Suite
- Bedrooms & Office Fitted by Hammonds
- Sun Lounge to Rear
- Good Sized Plot Plus One Acre Paddock

**PRICE: OFFERS IN THE REGION OF £535,000**  
**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# POMARIUM, THRINTOFT, NORTHALLERTON DL7 0PL

## SITUATION

Northallerton	5 ½ miles	Bedale	7 miles
A.1	6 miles	York	25 miles
A.19	11 ½ miles	Teesside	20 miles
Darlington	21 miles	Thirsk	13 miles

( All distances are approximate)

**Pomarium** is a detached country residence of immense character and distinction situated in this highly sought after North Yorkshire village midway between the market towns of Bedale and Northallerton and within easy reach of Richmond, Catterick and surrounding centres of commerce.

The property occupies a superb, generously proportioned plot away from any main roads on a quiet minor road just outside the centre of the village and enjoys a tremendous outlook to the rear over open countryside. The village of Thrintoft lies to the west of Northallerton within convenient and easy commuting distance of Bedale, the A.1 and A.19 trunk road, Teesside, York and Darlington.

Within the village there is a renowned local pub and restaurant whilst the nearby village of Morton on Swale enjoys a good range of local amenities extending to village shop, post office, local primary school, two public houses/restaurants, locally renowned butchers and there are churches at Ainderby Steeple and Scruton.

The village is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south and linking into the Transpennine A.66.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area lies between the North Yorkshire Dales and the North Yorks National Park where much renowned walking, riding and leisure activities can be found. In and around the village of Morton on Swale there is additionally good walking, fishing and golf is available at a number of nearby courses.

## AMENITIES

**Shooting and 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 and North Yorkshire Dales and close to local rivers and ponds.

**Racing** - Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

**Equine** - the property lies within an area of very attractive hacking within the Bedale Hunt country and within convenient boxing distance of many locally renowned packs including the Hurworth, York & Ainsty, Bramham, Cleveland and West of Yore.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**Schools** – the area is well served by good state and independent schools. The renowned local Primary School at Morton on Swale together with further Schools in Bedale and Northallerton. Local comprehensive schools are to be found at Northallerton and Thirsk whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery between Northallerton and Bedale and around the village of Morton on Swale.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local football and Rugby Clubs and a number of gyms at Northallerton and Bedale.

The property is within an hour of the North Yorkshire Moors and North Yorkshire Dales and within an hour of the Coast.

## DESCRIPTION

Pomarium at Thrintoft comprises a traditionally constructed and very attractively situated 4-bedroomed superior, detached family residence of immense character and distinction which is situated in a premier village location and occupies a generous private plot with landscaped gardens to three sides and useful additional paddock extending to approximately an acre.

The property has under the present ownership been maintained to the highest of standards and is offered in immaculate condition with a host of quality fixtures and fittings together with particularly well laid and spacious family accommodation.

Externally the plot enjoys landscaped gardens, grounds and patios to three sides with to the front entry is gained via twin brick pillars which are stone topped onto block paved driveway and hardstanding giving access to the integral double garage and providing extensive parking at the front. Off the driveway is a natural stone pathway to the front door which proceeds around the property. The formal front gardens are laid to lawn with inset shrubberies and access to either side to the rear garden. The rear garden opens out to an extensive area of flagged patio extending around to the rear of the sun lounge and all of it looks out onto superb landscaped gardens which are predominantly lawned with numerous inset well stocked mature shrubberies. The rear boundaries are post and rail and hedged providing for a high degree of privacy and also providing an attractive backdrop. A gated access leads into the rear paddock which extends to approximately an acre and has a newly planted orchard to one

corner. The paddock is hedged and would be suitable for small scale livestock, fruit growing, grazing etc. Completing the property is a screened area in the rear garden with space and base for shed and screened oil tank.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. It enjoys solid oak flooring to the majority of the ground floor. The ground floor accommodation is well laid out, spacious and immaculately presented with a host of quality fixtures and fittings and of particular note are the useful office which has been fully fitted by Hammonds, the kitchen with the extensive range of beech fronted cupboards, granite and solid oak work surfaces. It extends into a good sized breakfast area and further into sun lounge all of which provides a superb living kitchen which is complemented by a separate utility room. The sitting room extends from front to rear and has an attractive inglenook fireplace with wood burning stove. On the first floor are four good sized bedrooms all fitted by Hammond and of particular note is the master bedroom suite is of a generous size with en suite shower room. The first floor is completed with a quality fitted family bathroom and shower room. There is attic access from the landing to an extensive attic extending over the whole property which at present is utilised for storage, has light and power and is carpeted.

The offering of Pomarium at Thrintoft represents a unique opportunity to purchase a substantial, superior detached family house in a highly sought after village location which enjoys the benefit not only of good sized grounds and gardens, well laid out immaculately presented accommodation but also has a useful one acre paddock providing for good amenity value to the property.

Early inspection recommended.

## ACCOMMODATION

The property enjoys the benefit of UPVC sealed unit double glazing and has solid oak flooring throughout the ground floor.

The front door of the property has opaque and leaded glass upper panels leading into:

### Entrance Hall

**14' 10" X 10' 1" (4.51m X 3.08m)**

Attractive centre ceiling light point, carved dado rail, solid oak floor, stairs to first floor, picture window to either side of front door, inset mat well, telephone point.

### Downstairs WC

**4' 11" X 3' 10" (1.50m X 1.16m)**

Low level WC, wall mounted wash basin with quality mixer taps, tiled splashback, extractor fan, light point, radiator.

### Sitting Room

**23' 5" X 13' 1" (7.14m X 3.99m) Plus Bay Window To Front**

Display window ledge, deep coved cornicing. Two ceiling light points, two wall light points, three double radiators, feature Inglenook fireplace with brick surround, hardwood lintel, inset stone surround with brick chimney over and an inset wood burning stove. Quarry tiled hearth with recessed seating areas to side enjoying picture window with large degree of natural light. Inset ceiling light spots in the inglenook recesses. The room has

double glazed French doors out to rear patio and gardens with windows to side. Telephone, television and Sky points. French doors to:

### Dining Room

**10' 2" X 11' 1" (3.10m X 3.38m)**

Ceiling light point, coved ceiling, radiator, double glazed French doors to patio and garden with windows to side.

### Office

**11' 4" X 11' 5" (3.45m X 3.48m)**

Fitted range of base and wall cupboards, providing quality fitted office by Hammond. Deep coved ceiling, centre ceiling light point, two wall light points, double radiator, bay window to front with display window ledge. Telephone and Broadband connection.

### Kitchen

**14' 7" X 11' 3" (4.44m X 3.43m)**

Extensive range of beech fronted base and wall cupboards, granite and solid oak work surfaces with inset double bowl Belfast sink with mixer tap over, space and point for stove and the property presently enjoys a Rangemaster stove with five ring hob and three ovens, fitted Neff microwave, built in Neff fridge and freezer with unit matched doors to front, brushed steel and glass extractor and light over stove, under unit lighting over work surfaces, inset ceiling light spots, double radiator, unit matched glass fronted display cabinets with inner lighting, unit inset granite chopping board and matching splashbacks. TV point, double glazed window overlooking rear garden. Archway through to:

### Breakfast Area & Sun Lounge Seating Area

**19' 0" X 10' 4" (5.79m X 3.15m) Overall**

In the Seating Area there are two wall light points, two double radiators and there are deep display window ledges, glazed to three sides and has attractive arched windows to front with French doors out to rear patio and gardens.

### Utility Room

**8' 6" X 6' 11" (2.59m X 2.11m)**

Fitted base unit enjoying granite effect work surface with inset single drainer, single bowl stainless steel sink unit, base and plumbing for auto wash, space for additional appliance, built in shelved larder cupboard, double radiator, ceiling light point, natural tiled splashbacks, door to garage.

Stairs to First Floor have painted balustrades and spindles leading up to:

### First Floor Landing

**12' 8" X 9' 11" (3.86m X 3.02m)**

Coved ceiling, centre ceiling light point over stairwell, carved dado rail, radiator, attic access with drop down ladder, built in airing cupboard housing pressurised hot water cylinder with shelved storage.

**Master Bedroom****12' 8" X 14' 8" (3.86m X 4.46m)**

Hammond fitted wardrobes with cloaks hanging and shelving, full length dressing mirror, matching bedside cabinet and dressing table, coved ceiling, centre ceiling light point, dado rail, television and telephone points, feature ¾ height double glazed window with views out onto rear garden, paddock and countryside. Door to:

**En Suite Shower Room****12' 7" X 7' 10" (3.84m X 2.38m)**

Wood laminate floor, attractive fitted shower tray with curved glass screen, Mira combi flow mains shower, fully tiled cubicle area and tiled behind Jack and Jill pedestal wash basins, shaving mirror and lights, wall mounted glass shelves over, matching WC, inset ceiling light spots, extractor fan, wall mounted heated towel rail/radiator, twin opaque glazed windows.

**Bedroom 2****11' 11" X 13' 1" (3.63m X 3.99m)**

Hammond fitted bedroom furniture with cloaks hanging and shelving, full length dressing mirror, matching two drawer bedside cabinets, additional three drawer chest of drawers, dressing table with shelves and cupboard storage to side. The room has coved ceiling, ceiling light point, radiator.

**Bedroom 3****12' 8" X 11' 9" (3.86m X 3.58m)**

Coved ceiling, ceiling light point, radiator, Hammond bedroom furniture comprising Tall Boy with cloaks hanging rail and shelf storage, useful five drawer chest of drawers to side.

**Bedroom 4/Dressing Room****7' 6" X 11' 2" (2.28m X 3.40m)**

Hammond fitted furniture, dressing table, chest of drawers, wardrobes. This room is presently used as a Dressing Room but would easily convert back to a Bedroom. Coved ceiling, ceiling light point, radiator. Inset spot lights.

**Family Bathroom & Shower Room****8' 2" X 11' 8" (2.49m X 3.55m)**

Fully tiled Roca bath area, half tiled walls around pedestal wash basin and low level WC, double radiator, extractor fan, ceiling light spots, separate fully tiled shower cubicle, contrasting tiled dado rail, Triton thermostatically controlled mains shower.

**Attic****35' 3" X 20' 0" (10.75m X 6.10m) Into Useful Under Eaves Storage Area.**

Providing extensive storage and the central area is plastered and carpeted, light.

**OUTSIDE****Integral Garage****18' 1" X 17' 1" (5.52m X 5.21m)**

Electrically operated twin up and over doors to front, concrete floor. Double glazed window to side. Rear pedestrian door. Potterton Statesman oil fired central heating boiler. Light point, tap.

**Gardens**

The formal front gardens are laid to lawn with inset shrubberies and access to either side to the rear garden. The rear garden opens out to an extensive area of flagged patio extending around to the rear of the sun lounge and all of it looks out onto superb landscaped gardens which are predominantly lawned with numerous inset well stocked mature shrubberies. The rear boundaries area post and rail and hedged providing for a high degree of privacy and also providing an attractive backdrop. A gated access leads into the rear paddock which extends to approximately an acre and has a newly planted orchard to one corner. The paddock is hedged and would be suitable for small scale livestock, fruit growing, grazing etc. Completing the property is a screened area in the rear garden with space and base for shed and screened oil tank.

**Shed****8' 0" X 6' 0" (2.44m X 1.83m)****GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

**SERVICES**

Mains electricity, mains water, mains drainage, oil fired central heating.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU – tel. no. 01609 779977.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **G**. The current annual charge is **£2399.91**





#### COMMITMENT

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- Any plans may not be to scale and are for identification purposes only.
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