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Northallerton
Estate
Agency 

MAGDALENE GARTH
THRINTOFT, NORTHALLERTON DL7 0PL



A Well Laid Out, Generously Proportioned, Immaculately Presented Five Bedroomed Detached Village Residence of Character & Distinction with Grounds, Gardens & Paddock Extending to 0.75 Acres or Thereabouts

- 5 Bedroomed/ 3 Bathroom Accommodation
- Immaculately Presented Throughout
- Oil Fired Central Heating
- Solid Oak Doors Throughout
- Wooden Sealed Unit Double Glazing
- Two Substantial Attic Rooms with Potential

Offers in the Region of £625,000

Magdalene Garth, 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
Richmond	15 miles		
(All distances are approximate)			

Magdalene Garth is very attractively located on the edge of the much sought after and highly desirable North Yorkshire village of Thrintoft midway between the market towns of Bedale and Northallerton and within easy reach of Richmond, Catterick and surrounding centres of commerce. It comprises a detached country residence of immense character and distinction with superb scope for various residential layouts.

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 the paddock and 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 Teesside (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.

Schools - The property is nicely served by local Primary Schools at Morton on Swale, Kirkby Fleetham, Northallerton and Bedale, whilst secondary schools can be found at Northallerton, Bedale, Richmond, Darlington. Independent schools can be found at Queen Mary's at Baldersby, Cundall Manor, Polam Hall at Darlington, Teesside High, Yarm and Ampleforth.

DESCRIPTION

Magdalene Garth is an attractive, immaculately presented, well laid out and spacious, generously proportioned five bedroomed, three bathroom family house which enjoys tremendous scope for various residential layouts to all floors. Additionally, it enjoys two good sized attic rooms which could provide for additional residential accommodation and plans are available to demonstrate the position of the staircase. The accommodation briefly comprises, large dining kitchen, drawing room, study, dining room, utility room, downstairs WC., snug/family room, and

to the first floor are five bedrooms including the master bedroom with En suite shower room plus four other bedrooms and two bathrooms. At present there is a pull down ladder which gives access to the two aforementioned second floor attic rooms where services are provided.

Externally the property is approached over block paved driveway leading up the side of the property. Immediately to the front of the property is an area of garden behind a low level brick wall with mature shrubberies. Steps then lead up to the front door. Continuing up the block paved driveway which leads around to the rear of the house then gravelled to the garage allowing for extensive vehicular parking. There is an additional hardstanding area suitable for caravan, horsebox etc. immediately to the rear of the property is a patio seating area and beyond that lawns. A gate gives further access to a barbecue area together with vegetable and fruit garden where there is also a dog kennel.

Access is taken then to the paddock which extends across the rear and offers great scope for small scale livestock, equine or horticultural enterprises subject to purchasers requirements.

ACCOMMODATION

In through timber door with glazed window to side leading into:

Entrance Porch

With radiator. Karndean flooring. Further glazed entrance doors lead into:

Spacious Hallway

With oak staircase to first floor. Karndean flooring. Radiator.

Drawing Room

6.01m x 3.93m (19'9" x 12'11")

Window to front. Feature fireplace with Victoria style surround and hearth. Dado rail. Corniced ceiling.

Study

3.93m x 2.56m (12'11" x 8'5")

Window to front. Radiator.

Dining Room

3.42m x 2.56m (11'3" x 8'5")

Part glazed door. Window to side. Corniced ceiling and centre ceiling rose. Radiator. Dado rail.

Kitchen

7.06m x 3.98m (23'2" x 13'1")

Window to side. French doors to rear. Range of base and wall cupboards with roll edge work surfaces with inset composite sink unit and drainer. Zanussi electric double oven with halogen hob and extractor over. Integrated dishwasher. Attractive corner feature brick built fireplace with stone hearth. Beamed ceiling. Radiator.

Utility Room

Window to rear. Range of base units with work surfaces. Space and plumbing for washing machine. Part tiled walls. Radiator. Extractor. Door to rear garden. Oil central heating boiler.

WC

Window to side. Low level flush WC. Wash basin. Radiator. Built in store cupboard.

Snug/Family room**3.47m x 3.88m (11'5" x 12'9")**

Window to rear. Partially glazed doors from kitchen. Beamed ceiling. Radiator.

Stairs to First Floor leading up attractive staircase to:

First Floor Landing

With window to rear. Dado rail. Radiator. Access to the second-floor rooms

Master Bedroom**5.05m x 3.91m (16'7" x 12'10")**

Window overlooking rear garden and land. Dado rail. Radiator.

En Suite Shower Room**2.81m x 2.08m (9'3" x 6'10")**

Window to side. Large shower with mains thermostatic shower. Low level concealed cistern WC. Bidet. Vanity unit with inset wash basin and shelved cupboard below with glass fronted cupboards to either side. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor.

Guest Room**3.96m x 3.07m (13' x 10'1")**

Window to front. Dado rail. Radiator.

Bedroom No. 3**3.93m x 3.07m (12'11" x 10'1")**

Window to front. Radiator.

Bedroom No. 2**3.98m x 3.50m (13'1" x 11'6")**

Window to rear overlooking garden and land. Radiator.

Bedroom No. 4**3.93m x 2.81m (12'11" x 9'3")**

Window to side. Radiator.

House Bathroom**3.93m x 2.81m (12'11" x 9'3")**

Two windows to side. Freestanding claw foot bath. Low level WC. Bidet. Pedestal wash basin. Fully tiled shower with antique style deluge shower. Solid wood flooring. Dado rail. Extractor. Radiator.

Bathroom 2

With window to rear. White suite comprising P shaped panelled bath with mains thermostatic shower over and glazed screen. Low level WC. Pedestal wash basin. Airing cupboard. Fully tiled walls. Radiator.

Attic

Access is via a pull-down ladder but plans are available on request which show how a permanent staircase could be incorporated from the existing first floor landing.

Attic Room 1**3.88m x 3.88m (12'9" x 12'9")**

Velux roof light. Radiator

Attic Room 2**3.88m x 3.88m (12'9" x 12'9")**

Velux roof light. Radiator.

OUTSIDE**Double Garage**

With up and over doors to front. There is an adjoining workshop/garage with separate door. Light and power. The garage also has an integral workshop plus a utility area with sink and plumbing for washing machine.

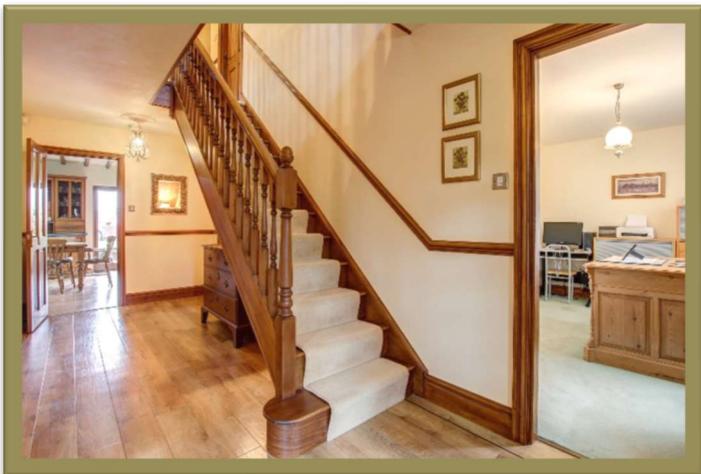
Gardens

Proceed up the block paved driveway which leads around to the rear of the house then gravelled to the garage allowing for extensive vehicular parking. There is an additional hardstanding area suitable for caravan, horsebox etc. immediately to the rear of the property is a patio seating area and beyond that lawns. A gate gives further access to a barbecue area together with vegetable and fruit garden where there is also a dog kennel.

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Paddock with Stable

Enclosed by picket fencing is this small paddock, water supply and drainage connected. Within the paddock are a variety of mature fruit trees and shrubs.









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