



THE OLD VICARAGE, AINDERBY STEEPLE,
NORTHALLERTON
BEST OFFERS AROUND £1,200,000



Northallerton
Estate Agency



Ainderby Steeple

Northallerton, DL7 9PY

The Old Vicarage is a magnificent, detached period house, just off the village green, in the North Yorkshire village of Ainderby Steeple. Dating from the 18th century and sitting in around 2/3 acres of grounds, the property boasts many traditional features, and high quality additions to create a stunning living accommodation and complimentary mature country gardens.

- **EXCEPTIONAL 5/6 BEDROOM GEORGIAN PERIOD COUNTRY HOME**
- **SITTING WITHIN 2/3 ACRES OF SOUTH FACING GARDENS**
- **NEW BESPOKE PORCH & DOUBLE GLAZED WINDOWS**

- **SET IN DESIRABLE VILLAGE LOCATION WITH EXCELLENT PUB**
- **DOUBLE GARAGE AND OUTBUILDINGS**
- **3 MILES FROM THE A1 & 2 MILES FROM MAINLINE TRAINS**

Front Drive

A spacious drive with in and out around a central island feature hedged with Yew bushes, mature trees and hedges and original walls. Block paved with double garage which has up and over doors, mains power and lights.

Front Porch

Enter stone-floored, glazed wooden porch (recently fitted by local company Biker) through French doors, and on through period wooden door into large entrance hallway with stunning ornate tiled floor with original tiles from St Helen's Church.

Main Sitting Room

Step down into a large sitting room with feature fireplace with carved stone surround and inset wood burning stove, large bay window, wall light points 2 x single radiator and TV point. built in solid wood cupboards and shelves.

Second Sitting Room

Feature fireplace with coal open fire, double radiator, ceiling light point, bay window, french doors out to the garden, tv point and shelves.

Study

situated off a small hallway of the main hallway is a useful space for hanging coats, enter a good-sized study with double radiator, ceiling light point and door out to the garden

WC

Situated off the small inner hallway is a lovely WC and wash basin with ceiling light point.

Rear Hallway

Stairs up to the first floor with radiator and ceiling light point.

Dining Room

A characterful room with beamed ceiling, original Victorian fireplace and wooden shuttered windows. Small walk-in storage cupboard with original feature door. wall lights.

Kitchen

Original Victorian tiled floor with hand made high quality solid oak base and wall units, gas fired Aga oven, space for fridge freezer and dishwasher, ceiling spotlights and stable door out to the garden.

Utility/ Boot Room

A large room with slate floor and hand made solid oak cupboards, shelving and Belfast sink. Plumbing for washing machine. Gas-fired central heating boiler. There is ample space for cloaks and boots, with a door leading into a useful pantry with lots of shelving and original slate slab. Rear door leads out to courtyard area.

Main Hallway

Stairs up to the first floor with Radiator and Ceiling light point.

Master Bedroom

A large double with stunning bespoke wood fitted wardrobes, double radiator, ceiling light point and stunning views over the Yorkshire fields. Step down into en-suite

En-suite

WC, wash basin, shower cubicle with mains bar shower, radiator and ceiling light spots.

Bedroom 2

Large double with again bespoke built in solid wood wardrobes, double radiator, ceiling light point, tv and phone point, door into en-suite

En-suite

Shower cubicle, with mira sport electric shower, heated towel rail, WC, wash basin, ceiling light spots.

Bedroom 3

Double bedroom with bespoke built in wardrobes, radiator and ceiling light point

Bedroom 4

Double room with radiator, ceiling light point and useful cupboard that lends itself as a build in robe.

Bedroom 5

Single room with ceiling light point and radiator

Attic Room

Located up a flight of stairs is a great space with ceiling light bars x 4 double radiator x 2 and 4 x Velux windows giving lots of natural light, wash basin and door through into a storage area radiator and ceiling light bar, Velux window and cupboard housing the water tank.



Call us to arrange a viewing on **01609 771959**

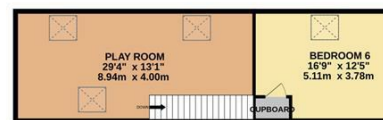
GROUND FLOOR
2102 sq.ft. (195.3 sq.m.) approx.



1ST FLOOR
1233 sq.ft. (114.6 sq.m.) approx.



2ND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



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TOTAL FLOOR AREA : 3930 sq.ft. (365.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	Current
100-105 kWh/m ² /year - lowest running costs	
81-100 kWh/m ² /year - A	
61-80 kWh/m ² /year - B	
41-60 kWh/m ² /year - C	
21-40 kWh/m ² /year - D	
1-20 kWh/m ² /year - E	
1-20 kWh/m ² /year - F	
1-20 kWh/m ² /year - G	
Below 1 kWh/m ² /year - higher running costs	
England & Wales	EU Directive 2002/91/EC

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