



**Cherry Tree House**  
Hornby, Northallerton, DL6 2JQ

# Cherry Tree House

## Hornby

### Northallerton

#### DL6 2JQ

**Guide Price: £650,000**

A superb village home of grand proportions featuring several spacious reception rooms and five large double bedrooms. There are extensive gardens and a triple garage with parking for several vehicles. This is a beautiful family home maintained to a high standard and features a fully functioning alarm system. Cherry Tree House is also convenient to both Yarm and Northallerton train stations as well as motorway links.

- Superb Family/ Executive Home
- Four Reception Rooms
- Five Double Bedrooms
- Popular Village Location
- Extensive Gardens
- Triple Garage

**youngsRPS** 

Youngs - Northallerton 01609 773004



## GROUND FLOOR

**ENTRANCE HALL** The property is accessed via a wooden entrance door with floor to ceiling windows either side. There are stairs rising to the first floor with an under stairs cupboard and wooden flooring throughout.

**SITTING ROOM** 34' 0" x 14' 10" (10.36m x 4.52m) A large formal sitting room with hardwood flooring, feature fireplace with multi fuel stove, windows to three sides including a bay window to the front and a glazed patio door to the rear.

**STUDY/HOME OFFICE** 14' 11" x 8' 11" (4.55m x 2.72m) A well-proportioned room featuring wooden flooring, decorative dado rail and a large bay window looking out to the front garden.

**DINING ROOM** 14' 11" x 11' 1" (4.55m x 3.38m) With carpeted flooring, dado rail and window to the side, this room is utilised as a formal dining room by the present owners.

**SNUG** 13' 2" x 10' 3" (4.01m x 3.12m) A neutrally decorated room with carpeted flooring and window to the side. The room is currently used as a TV room but may benefit, subject to necessary permissions and survey, to be knocked through to create a large

kitchen dining room.

**KITCHEN/DINER** 16' 11" x 13' 9" (5.16m x 4.19m) Featuring a range of cream shaker style wall and base units with contrasting granite work surfaces. Appliances include a large built in fridge, dishwasher, double oven and a ceramic hob with extractor over. There is a 1 1/2 bowl stainless steel sink with a waste disposal unit. The flooring is tiled and there are spotlights in the ceiling.

**UTILITY ROOM** 19' 6" x 8' 10" (5.94m x 2.69m) Featuring a full bank of floor to ceiling cupboards, two Belfast sinks and a counter top space with plumbing for a washer and dryer underneath.

**WC** Comprising a close coupled WC with wash basin. There is a frosted window and tiled flooring.

## FIRST FLOOR

**LANDING** A well lit landing with stairs rising from the first floor, decorative dado rail, large glass door leading to a small balcony. The landing provides access to all upstairs rooms.

**MASTER BEDROOM** 14' 9" x 12' 9" (4.5m x 3.89m) A large double bedroom with wood effect laminate flooring, window to the front

and ample room for wardrobes. There is also an en suite wet room.

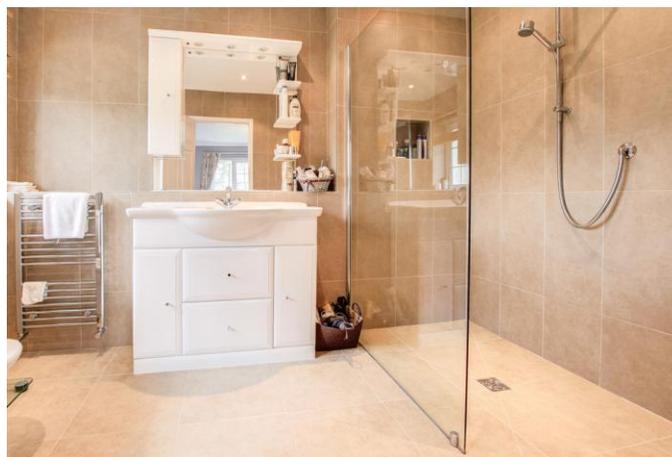
**ENSUITE** A fully tiled wet room En Suite with rain maker style shower, chrome heated towel rail and a white suite comprising a close coupled WC, bidet, wash basin with vanity unit and a frosted window.

**BEDROOM 2** 15' 1" x 13' 3" (4.6m x 4.04m) A double room with carpeted floors, ample space for wardrobes and a window with views over open countryside to the rear. There is also an En Suite shower room.

**ENSUITE** A three piece white suite comprising a close couple WC, Wash basin with vanity unit under and a double shower. There is a chrome heated towel rail and fully tiled floor and walls.

**BEDROOM 3** 13' 3" x 12' 6" (4.04m x 3.81m) Another double bedroom, similar in size to bedroom two. There are carpeted floors and a view to the rear of open countryside.

**BEDROOM 4** 14' 10" x 11' 1" (4.52m x 3.38m) A generous sized double room with carpeted flooring and window to the side.





mature trees and a deep bordered flowerbeds. There are hedge boundaries to all sides.

To the rear the garden is enclosed within a fence and hedge boundary. There is a lawned garden with mature shrubs, a large garden shed, concrete area which houses the oil tank and a patio area with doors leading from both the utility and living room.

**SERVICES** Mains electricity, water and drainage are connected. Oil central heating to radiators also supplying the domestic hot water.

**VIEWINGS** Viewing is strictly by appointment. Appointments can be made by contacting youngsRPS in Northallerton on 01609 773004.

**CHARGES** Hambleton District Council tax band G.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home

**BEDROOM 5** 14' 11" x 8' 10" (4.55m x 2.69m) The smallest of the five bedrooms but still a well-proportioned double room. There is a window looking over the front garden.

electric double door with frosted windows to the rear. The garage has both power and water and has a painted concrete floor. The boiler is also housed in the back of the garage.

**BATHROOM** 8' 9" x 7' 4" (2.67m x 2.24m) A modern bathroom with tiled walls and contrasting tiled floor. There is a close coupled WC, pedestal wash basin, bath tub and a separate shower cubical. There is also a chrome heated towel rail, frosted window and a double laundry cupboard with ample shelving.

**OUTSIDE** From the roadside the property has a cement pressed block paving style driveway for several vehicles. There is a low level hedge boundary with lawned and gravelled area. A flagstone pathway leads to the front garden and wraps around the property.

**GARAGING** 26' 5" x 19' 8" (8.05m x 5.99m) A triple garage accessed via the utility room. There is an up and over door and an

To the front the property has an additional gravelled driveway and a large lawned garden beyond. The garden features several

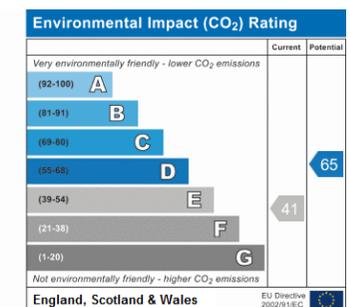
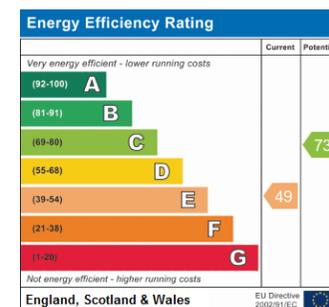






Illustration For Identification Purposes Only. Not To Scale (ID:660466 / Ref:74142)

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



R201