



Hartforth

, Gilling West, DL10 5JY

Asking Price £495,000

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HALL – LIVING ROOM – DINING ROOM – KITCHEN – WC/CLOAKS – SITTING ROOM/BEDROOM 5 – BATHROOM/WC – EN-SUITE BATHROOM/WC – 4 BEDROOMS – THE COURTYARD – STORE – GARAGE - GARDENS

OIL CENTRAL HEATING
FREEHOLD

The accommodation extends to....

HALL:

With panelled entrance door an open through hallway overlooking the courtyard and staircase to the first floor.

WC/CLOAKS:

Having WC and wash-hand basin.

LIVING ROOM:

30'11" x 13'3" max (9.42m x 4.04m max)

A substantial open living room enjoying good natural light with feature arched windows, french doors to the gardens, superb stone fireplace with open-grate fire.

SITTING ROOM/BEDROOM 5:

6'5" x 13'11" (1.96m x 4.24m)

Providing an additional living or bedroom as required.

DINING ROOM:

14'3" x 11'6" (4.34m x 3.51m)

Providing a formal dining area with stone-flagged floor, beamed ceiling and french doors to the courtyard.

KITCHEN:

14'8" x 7'5" opening to 16'7" x 5'1" (4.47m x 2.26m opening to 5.05m x 1.55m)

An "L shaped" kitchen with range of units, worksurfaces, sink units, tiled surrounds, built-in oven and hob, "Aga" stove, walk-in pantry store and breakfast area with beamed ceiling.

BATHROOM/WC:

13'11" x 7'3" max (4.24m x 2.21m max)

Having panelled bath, wash-hand basin in vanity unit, shower cubicle, WC, tiled surrounds and linen cupboard.

BEDROOM 2:

14'1" x 13'2" (4.29m x 4.01m)

A good-size bedroom with wash-hand basin and window to the rear.

BEDROOM 3:

10'7" x 11' (3.23m x 3.35m)

Enjoying open views to the front.

BEDROOM 1:

19'8" x 11'7" (5.99m x 3.53m)

A substantial first floor main bedroom, again with fine open views, original cast-iron fireplace, wardrobe area and....

EN-SUITE BATHROOM/WC:

Having panelled bath, wash-hand basin and WC.

THE COURTYARD:

A private enclosed central courtyard with....

"THE ARCHES"

(10'3" x 20'6") Open arched original storage areas

and....

STORE:

(11'9" x 10'3") Offering great further potential.

GARAGE:

(15' x 18' approx.) A substantial attached garage with lights, power points and personal doors to the hall and front.

GARDENS:

Good-sized gravelled hardstanding parking areas to the front with neat stone walling surrounds and pathway to the side.

Extensive lawned gardens stretch to the side and rear south-facing, flanked by mature trees with flagged terrace and well-stocked shrubbery borders bounded by open farmland.

FINER INFORMATION

- Tenure: Freehold
- Services: The property is connected to mains electricity and has a private water supply.
- Broadband & Mobile: Broadband currently supplied by

Shell Energy. Please check the Ofcom website for mobile suppliers available.

- Council Tax Band: F
- EPC Rating: F
- Heating: Oil fired central heating.
- Note: Drainage to private septic tank.



Road Map



Hybrid Map



Terrain Map



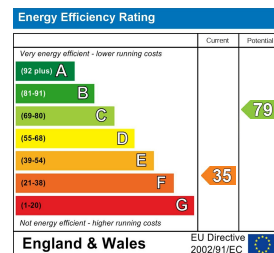
Floor Plan



Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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