



Manfield House, Manfield, North Yorkshire



Manfield House, Manfield, Darlington North Yorkshire DL2 2RH

An outstanding country house occupying a highly desirable position on the edge of the village within stunning landscaped garden grounds extending to approximately 2.85 acres

Built in the late 18th Century with later 19th Century additions the attractive stone built house provides extensive and well appointed accommodation of considerable charm and character. Notable features include the moulded panelling in the polygonal morning room and period fireplaces. There are three excellent reception rooms and an attractive conservatory, all enjoying outlooks south over the formal gardens. There is a well fitted kitchen, utility room, study and sewing room. Upstairs there are six bedrooms and four bathrooms including a master suite with en-suite bathroom and dressing area.

Manfield House enjoys a high degree of privacy and is approached through iron gates along a gravel drive which opens to a large parking area. Beyond the house is a charming range of traditional stone built stores, stables and garaging. The outstanding landscaped grounds surrounding the house are bounded by a high clipped yew hedge to the south and open farmland to the north. There are extensive lawns interspersed with flowering beds and a wide variety of trees, shrubs and bushes. Of particular note is the superb parterre garden with Victorian style veranda, sunken garden and ornamental pond.

Manfield is a popular North Yorkshire village located close to Darlington (4 miles) which offers a wide variety of amenities including east coast main line rail connections. The historic market town of Richmond (10 miles) is also close to hand. The house is conveniently located for travel to the business and commercial centres of the North East and Yorkshire via the A1 at Barton (4 miles). The unspoilt countryside of the Yorkshire Dales National Park and The North York Moors is close to hand providing unrivalled recreational and sporting opportunities.

Ground Floor

Entrance Hall West
With double heavy oak doors with fan light over.

Reception Hall North
With Georgian staircase and understairs store cupboard.

Morning Room South and West
6.0m (19'9") x 4.9m (16'0")
A charming polygonal room with open fireplace with stone interior and hearth and carved decorative surround, panelled walls, cornicing, recessed cupboard and 2 pairs of French doors leading to the garden. Connecting door to the Drawing Room.

Drawing Room South
7.3m (24'0") x 5.0m (16'0")
A fine reception room with open fireplace with stone interior and hearth and carved decorative surround, dado, cornicing, arched, shelved recess a pair of French doors opening to:

Conservatory South
5.0m (16'6") x 3.0m (9'9")
Well proportioned and traditionally constructed of timber with double glazed units, hardwood timber floor, two pairs of French doors and double folding French doors leading to the gardens.

Cloakroom North
3.1m max (10'3") x 4.4m (14'6")
With extensive fitted cupboards, wash hand basin and a range of coat hooks.

Separate WC West

Dining Room South
4.9m minimum (16'0") x 6.6m into bay (21'9")
A fine reception room with fireplace with stove and marble surround flanked by recessed double display cupboard, cornicing, dado rail. Deep, wide bay to front garden with French doors and shutters.

Inner Hall

Via a doorway from the Reception Hall and with fan light above, recessed store cupboards, hatch to the dining room, access to the back stairs.

Breakfast Kitchen North
6.5m (21'3") x 3.1m (10'3")
Well fitted with a range of maple finished units comprising base cupboards and drawers, matching wall cupboards with concealed worktop lighting, dishwasher and refrigerator, inset sink unit with mixer tap, display recess, display shelving, four ring hob with extractor fan over, double oven and grill, part tiled wall and floor.

Larder North
3.7m (12'0") x 1.5m (5'0")
With a range of fitted shelving, tiled floor.

Rear Hall
With store cupboard and door to the east courtyard.

Study South
3.9m (12'9") x 2.4m max (7'9")
With fitted desk, display and storage cupboards, fitted recessed store cupboard, all finished in oak.

Sewing Room South
3.7m (12'0") x 3.7m (12'0")

Utility Room East
3.7m (12'0") x 2.6m max (8'6")
"L" shaped and with Belfast sink, plumbing for washing machine; work surface, cupboards and drawers, fitted shelving and airing rail.

Back door leading to:

Boiler Room
4.0m (13'0") x 3.2m (10'6")
With two oil fired boilers and large hot water cylinder.

First Floor

A charming wide easy staircase in oak rises in two flights from the reception hall overlooked by an arched window. A further flight with a lovely floor to ceiling arched window looking north west above the front door gives access to:

Master Bedroom Suite comprising:
Bedroom 1 West and South
6.1m (20'0") x 5.0m (16'3")
A good double polygonal shaped room with exposed king post trusses.

En-suite Bathroom South
3.1m (10'3") x 3.8m (12'6")
Fitted with a white suite comprising roll edged and claw foot bath, WC, bidet, wash hand basin, large shower cubicle with tiled interior, and tiled walls to dado, electric towel rail, shaver point.

Dressing Room
3.9m (12'9") x 1.7m (5'6")
Incorporating three double wardrobes, range of drawers and a cupboard with fitted shelving.

Main Landing
With cupboard and arched display alcove.

Separate WC
With wash hand basin.

Bedroom 2 South
4.9m (16'0") x 3.2m (10'6")
A double room with exposed beams.

Bathroom 1 North and West
4.3m (14'0") x 2.2m (7'3")
With bath with fitted shower, wash hand basin, mirror, shaving light and point over, part tiled walls to dado, pair of large airing cupboards with glazed panelled doors.

Bedroom 3 South

4.9m (16'0) x 3.3m (10'9)

Exposed beams and arched recess with dressing table.

Separate WC North

With wash hand basin.

Bathroom 2 North

1.9m (6'3) x 3.0m (9'9)

Bath with tiled surround and mains shower over, wash hand basin, shaving light and shaver point over, part tiled walls, electric towel rail.

Bedroom 6 North

3.4m (11'0) x 3.2m (10'6)

A good size room.

Box Room

Inner Landing

With access to the back stairs.

Bedroom 4 South

3.9m (12'9) x 3.9m (12'9)

A double room with exposed beams, a recessed range of shelves. Inter-connecting door to:

Bedroom 5/Sitting Room South and East

5.7m (18'9) x 3.7m (12'0) maximum

With door to inner landing.

En-suite Bathroom North and East

3.9m (12'9) x 2.7m (8'9)

With white suite comprising bath with mains shower over, WC, bidet, wash hand basin, part tiled walls, shaver point, and electric towel radiator.

Outside

The rear door opens to a stone paved courtyard with a circular stone centre feature giving access to a range of stone outbuildings comprising WC and five separate stores.

Garage

7.5m (24'6) x 7.1m (23'3)

A triple garage with double and single up and over doors, light and power.

Stable Building

Constructed of stone under a pantile roof comprising: Stable 2.7m (8'9) x 4.5m (14'9), Stable with two

stores 4.5m (14'9) x 5.0m (16'6), Old Coach House 4.3m (14'0) x 2.7m (8'9) with double entry doors.

External stone steps rise to a hay loft.

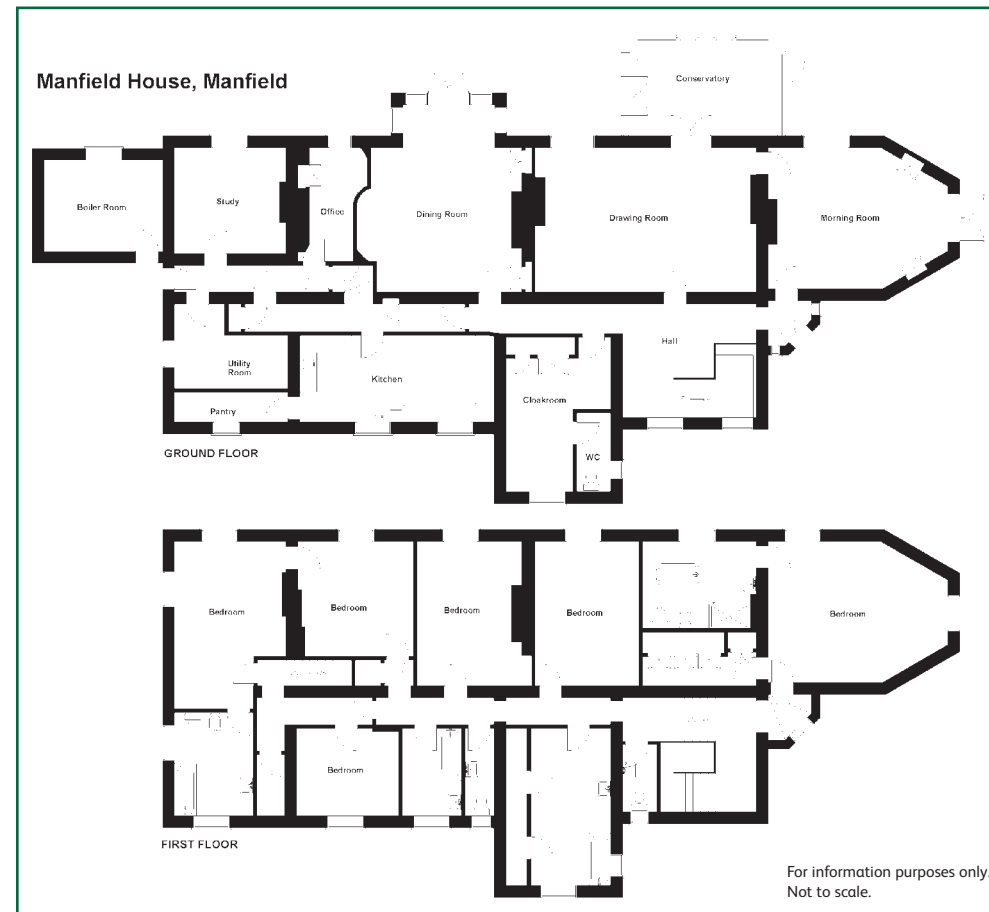
Gardens and Grounds

The main entrance is approached through double iron gates along a gravel drive with stone edging, lawned gardens on either side with yew and beech hedges and a variety of wonderful trees including cedar, walnut, horse chestnut, a variety of young specimen trees including silver birch, shrubs including viburnum and an extensive lawn to the far boundary incorporating an ornamental pond with stone terrace and ha-ha, lined with Scots pine.

Behind the house is a sunken garden with stone retaining walls, borders and rose beds.

A side gate opens to a south facing garden with a stone flagged path and magnificent double hedge bordering the lane. There are central and side borders dividing the lawn with stone trough features in the middle of both lawns and alcoves cut in the yew hedges at opposite ends of the garden.

On the eastern boundary, attractive iron gates open to the delightful landscaped parterre garden and Victorian veranda under a pan tile roof lined with cedar. Specimen trees include cherry, ash, acacia and locust trees.



General Information

Services

Mains services include electricity and water. Drainage is to a septic tank. Central heating by oil fired boilers.

Listed Building

Manfield House is a Grade II listed building of architectural or historic interest.

Council Tax

We are verbally advised by Richmondshire District Council that the property lies within Council Tax Band G with a charge for the year 2010/2011 of £2,547.38.

Tenure

Freehold

Energy Performance Certificate

A copy of the EPC is published herewith.

Viewing

Strictly by appointment through Smiths Gore
26 Coniscliffe Road, Darlington
County Durham DL3 7JX
t 01325 370500 f 01325 381139
e darlington@smithsgore.co.uk

Date of Information

Particulars prepared: February 2011
Photographs taken: January 2011 and Summer 2010

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note:

- i) The description and photographs are for guidance only and are not a complete representation of the property.
- ii) Plans are not to scale, are for guidance only and do not form part of the contract.
- iii) Services and any appliances referred to have not been tested, and cannot be verified as being in working order.
- iv) No survey of any part of the property has been carried out by the Vendor or Smiths Gore.
- v) Measurements are approximate and must not be relied upon. Maximum appropriate room sizes are generally given, to the nearest 0.1 metres. Outbuildings are measured externally (unless otherwise stated) to the nearest 0.5 metres. For convenience, an approximate Imperial equivalent is also given.
- vi) Only those items referred to in the text of these particulars are included.
- vii) Nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent written agreement.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Proposed	Current	Proposed
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

For more information, please contact:
 England & Wales: 0300 330 3439
 Northern Ireland: 0300 330 3438



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