



Hornby Road, Appleton Wiske, Northallerton, DL6 2AF

This exceptional property provides an opportunity for bespoke living in the charming village of Appleton Wiske with this individually designed, stone-built property. This unique home invites you to customise the kitchen, choose bathroom fittings, and select floor coverings to match your personal style.

The property, covered by a 10-year LABC warranty, ensures peace of mind with a fitted alarm system. Inside, the grand hallway features an oak stained staircase and remote controlled Velux windows, with oak internal doors leading to the ground floor rooms. Underfloor heating warms the ground floor, while radiators on the first floor are powered by an electric air-source heat pump that provides 75% of the heating from renewable sources, ensuring comfort and efficiency.

The lounge, with its double-sided fireplace and exposed stone, connects seamlessly to the kitchen/dining/living area, which boasts two sets of triple bi-fold doors. A ground floor WC adds practicality.

On the first floor, you'll find four double bedrooms. The master bedroom and bedroom two include fitted wardrobes and en-suite bathrooms, while bedroom three also has an en-suite. A family bathroom completes the space.

An integral double garage with an electric remote controlled door and a block paved driveway provides ample parking for multiple cars. The large gardens at the front and rear, with the rear garden offering views across open countryside, provide excellent outdoor living spaces.

Appleton Wiske is located approximately 10 miles from Northallerton, 12 miles from Darlington, and 7 miles from Yarm. The village features a pub, shop, primary school, church, and a regular bus service, making it a picturesque and convenient place to call home.

£725,000



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HALL

LOUNGE

19'2 x 18'11 (5.84m x 5.77m)

LIVING SPACE/DINING ROOM/KITCHEN

21'6 x 14'6 (6.55m x 4.42m)

W/C

7'11 x 3'0 (2.41m x 0.91m)

LANDING

BEDROOM ONE

21'5 x 13'10 (6.53m x 4.22m)

EN-SUITE 1

9'4 x 5'10 (2.84m x 1.78m)

BEDROOM TWO

19'2 x 13'11 (5.84m x 4.24m)

EN-SUITE 2

7'1 x 4'10 (2.16m x 1.47m)

BEDROOM THREE

15'5 x 14'9 (4.70m x 4.50m)

EN-SUITE 3

7'6 x 5'4 (2.29m x 1.63m)

BEDROOM FOUR

15'1 x 18'3 (4.60m x 5.56m)

BATHROOM

11'6 x 6'10 (3.51m x 2.08m)



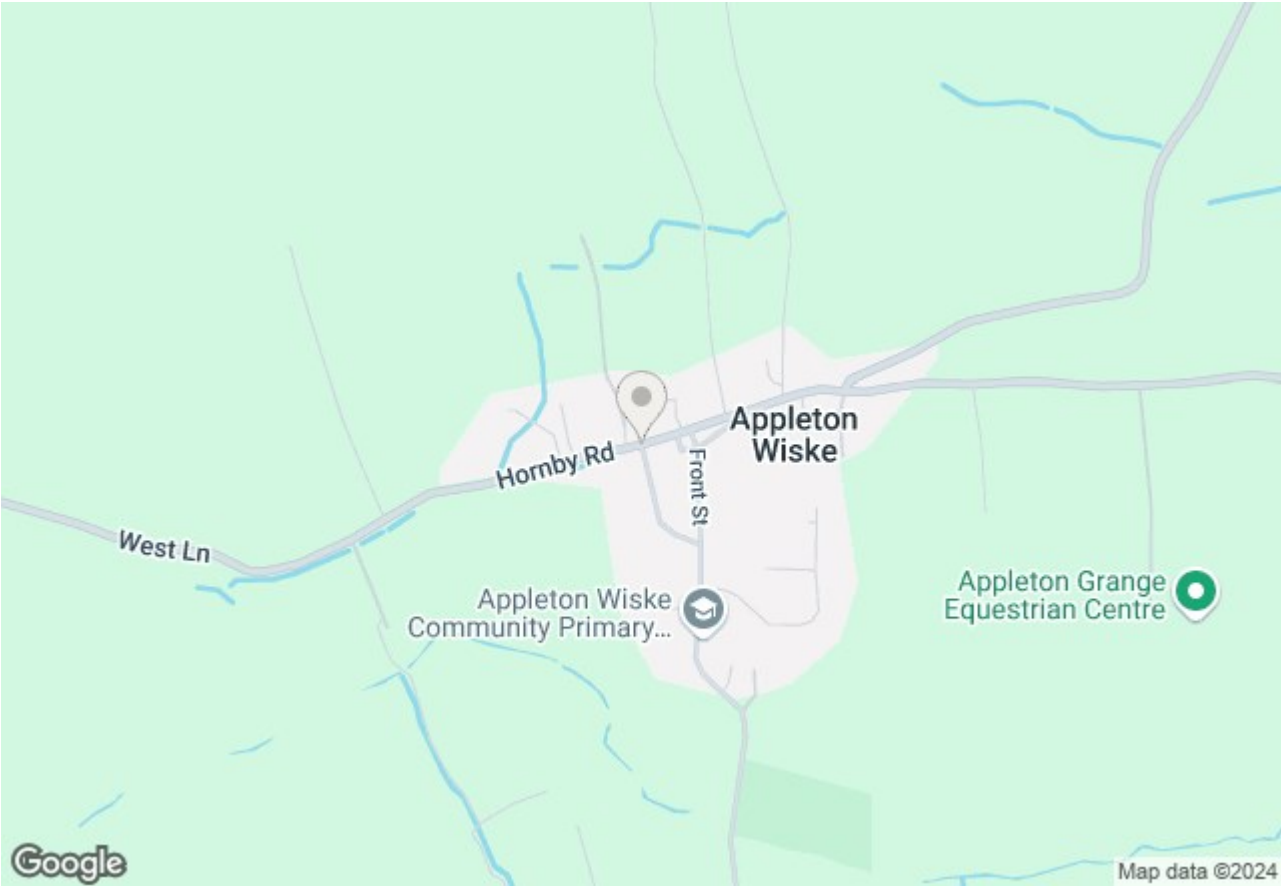
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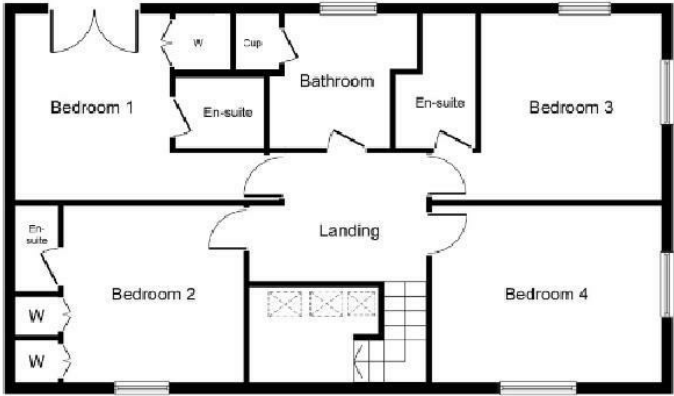
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Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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