



## Front Street, Appleton Wiske, Northallerton, DL6 2AB

Offered with no onward chain, this beautifully extended detached farmhouse, set on approximately 1.23 acres in the charming village of Appleton Wiske, provides stunning countryside views over the south facing rear garden along with four stables and a paddock.

A spacious entrance hall with a cloakroom, W/C, and the first of two staircases, leads to the sitting room and a generous lounge featuring a multi-fuel burning stove, which can also provide central heating and hot water. French doors open onto the rear garden. The large kitchen/dining room offers stylish fitted units, a central island with beech block worktops, a Belfast sink, and integrated appliances, including four ovens/combi microwave, an induction hob, and a wine cooler. A further set of French doors lead out to the garden, flooding the room with light. A separate utility room provides additional storage and laundry space, while the rear lobby offers a boot room and access to the second staircase.

Upstairs, five well proportioned bedrooms include two with en-suites and walk-in wardrobes, with the rear rooms enjoying countryside views. A family bathroom with a roll-top bath and large shower cubicle serves the remaining bedrooms. The property benefits from uPVC double glazing throughout and is warmed by oil central heating.

Externally, the property is accessed via a private driveway serving a small number of houses and with an exclusive feel. To the front is a gravelled parking area, a large double garage, and a 2.5-bay oak-framed carport. The rear garden features an extensive lawn, a patio for enjoying the sunny aspect and lovely views, and access to the paddock and stables.

Appleton Wiske is a picturesque village with a well-regarded primary school and a local shop, surrounded by beautiful countryside. Located just seven miles from Yarm and ten miles from Northallerton, it offers a peaceful rural setting with convenient access to the A19.



Front Street, Appleton Wiske, Northallerton, D

**ENTRANCE HALL**

15'9" x 16'0" (4.80m x 4.88m)

**SITTING ROOM**

11'4" x 14'11" (3.45m x 4.55m)

**LOUNGE**

11'10" x 22'0" (3.61m x 6.71m)

**KITCHEN/DINING ROOM**

22'10" x 15'10" > 12'1" (6.96m x 4.83m > 3.68m)

**LOBBY/BOOT ROOM**

9'8" x 13'2" (2.95m x 4.01m)

**UTILITY ROOM**

9'3" x 5'11" (2.82m x 1.80m)

**W/C**

**LANDING**

**MASTER BEDROOM**

19'6" x 17'11" (5.94m x 5.46m)

**EN-SUITE**

6'7" x 8'8" (2.01m x 2.64m)

**WALK-IN WARDROBE**

7'8" x 5'2" (2.34m x 1.57m)

**BEDROOM TWO**

17'11" x 12'8" (5.46m x 3.86m)

**EN-SUITE**

6'7" x 8'6" (2.01m x 2.59m)

**WALK-IN WARDROBE**

5'5" x 7'7" (1.65m x 2.31m)

**BEDROOM THREE**

11'4" x 15'0" (3.45m x 4.57m)

**BEDROOM FOUR**

11'6" x 13'0" (3.51m x 3.96m)

**BEDROOM FIVE**

6'8" x 8'9" (2.03m x 2.67m)

**BATHROOM**

6'7" x 9'2" (2.01m x 2.79m)

**DOUBLE GARAGE**

24'6" x 22'10" (7.47m x 6.96m)

**AML PROCEDURE**

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.



Tel: 01642 248248



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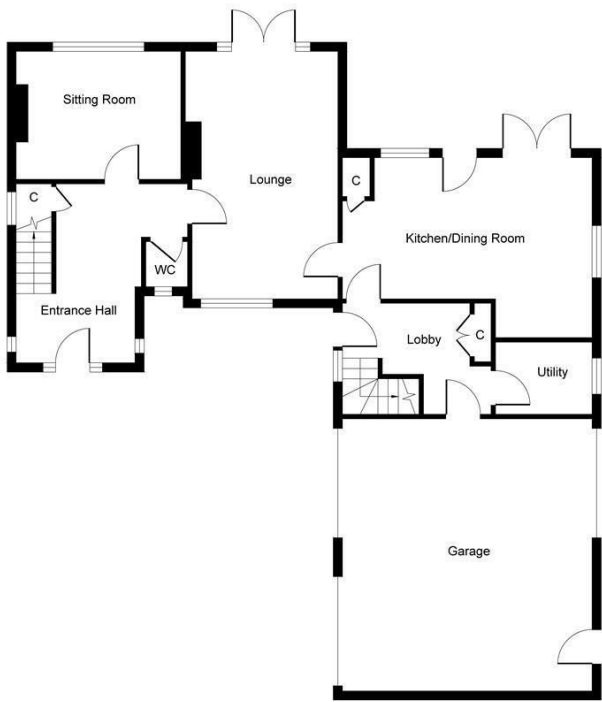


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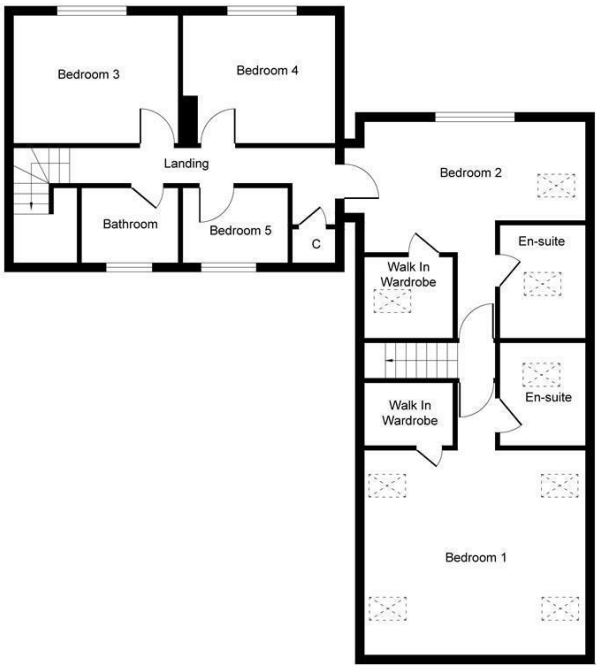




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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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