



Ryegrass House Hornby Road Appleton Wiske, Northallerton, DL6 2AF

Discover the epitome of bespoke living in the heart of the charming village of Appleton Wiske with this individually designed, unique stone built property. Embrace the opportunity to add your personal touch to the interior.

This exceptional property comes with a 10 year LABC warranty, invites you to tailor the kitchen design, choose bathroom fittings, and select floor coverings to suit your style. Security is paramount with a fitted alarm system, ensuring peace of mind for you and your family.

Step inside the grand hallway with feature oak staircase and remote controlled Velux windows and access through oak internal doors to ground floor rooms. The ground floor offers underfloor heating, while the first floor boasts radiators powered by an electric heatsource air pump.

Entertain in the lounge with a double-sided fireplace, showcasing exposed stone, seamlessly connecting the kitchen/dining/snug featuring two sets of triple bi-fold doors. A ground floor WC and utility/boot room add

Asking Price £775,000

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- STONE BUILT DETACHED HOUSE
 - INTERNAL OAK DOORS
 - LONG DRIVEWAY FOR OFF-ROAD PARKING
- 5 DOUBLE BEDROOMS
 - UNDERFLOOR HEATING
 - OPPORTUNITY TO DESIGN OWN KITCHEN & BATHROOM
- 4 BEDROOMS WITH EN-SUITES
 - VILLAGE LOCATION OVERLOOKING FIELDS

HALL	ENSUITE	BEDROOM FIVE
LOUNGE	8'6" x 5'6" (2.59m x 1.68m)	13'10" x 12'8" (4.22m x 3.86m)
19" x 17'5" (5.79m x 5.31m)	BEDROOM TWO	NOTE
WC	16'9" x 11'7" (5.11m x 3.53m)	AML PROCEDURE
7'8" x 2'11" (2.34m x 0.89m)	ENSUITE	
KITCHEN/DINING/LIVING SPACE	9'3" x 3'2" (2.82m x 0.97m)	
46'10" x 13'7" (14.27m x 4.14m)	BEDROOM THREE	
UTILITY/BOOT ROOM	13'7" x 10'8" (4.14m x 3.25m)	
18" x 5'6" (5.49m x 1.68m)	ENSUITE	
LANDING	3'4" x 9" (1.02m x 2.74m)	
BEDROOM ONE	BEDROOM FOUR	
16'2" x 16" (4.93m x 4.88m)	16'9" x 12'6" (5.11m x 3.81m)	
	BATHROOM	
	9'2" x 6'10" (2.79m x 2.08m)	



Directions





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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