



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 practicality to the layout.

Ascend to the first floor, where five double bedrooms await, each equipped with built-in wardrobes. Three bedrooms boast en-suite shower rooms, while a family bathroom serves the remaining two. Comfort is assured with an Air Source Heat Pump providing 75% of heating from renewable sources.

An integral double garage with an electric remote-controlled door and a block-paved driveway for numerous vehicles cater to your convenience. Enjoy outdoor living with large gardens both to the front and rear, the rear benefitting rural views across open countryside.

Appleton Wiske, situated approximately 10 miles from Northallerton, 12 miles from Darlington, and 7 miles from Yarm, offers a picturesque setting with a Village Inn, shop, primary school, church, and a regular bus service.

Asking Price £850,000



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HALL

LOUNGE

19' x 17'5" (5.79m x 5.31m)

WC

7'8" x 2'11" (2.34m x 0.89m)

KITCHEN/DINING/LIVING SPACE

46'10" x 13'7" (14.27m x 4.14m)

UTILITY/BOOT ROOM

18" x 5'6" (5.49m x 1.68m)

LANDING

BEDROOM ONE

16'2" x 16" (4.93m x 4.88m)

ENSUITE

8'6" x 5'6" (2.59m x 1.68m)

BEDROOM TWO

16'9" x 11'7" (5.11m x 3.53m)

ENSUITE

9'3" x 3'2" (2.82m x 0.97m)

BEDROOM THREE

13'7" x 10'8" (4.14m x 3.25m)

ENSUITE

3'4" x 9" (1.02m x 2.74m)

BEDROOM FOUR

16'9" x 12'6" (5.11m x 3.81m)

BATHROOM

9'2" x 6'10" (2.79m x 2.08m)

BEDROOM FIVE

13'10" x 12'8" (4.22m x 3.86m)

NOTE

The Vendor has included in the marketing price a £20,000 allowance towards the supply and fitting of a kitchen and £10,000 allowance for supply and fitting of bathrooms. A buyer has the option to have input on style, design and layout and the option to pay extra if choices exceed the allowance of £30,000. A deposit is required prior to installation, to be held by Solicitors until completion of the work. Further information available on request.



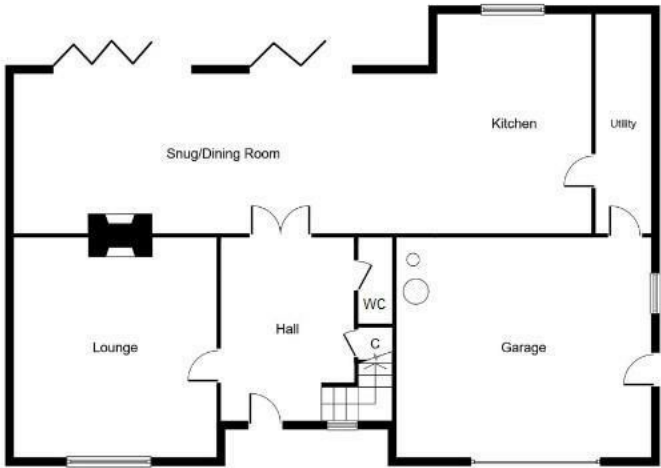
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Ground Floor



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 615657 if you wish to arrange a viewing or would like more information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.