



DERE STREET HOUSE, LITTLE HOLTBY, DL7

GE | GILES EDWARDS  
YORKSHIRE PROPERTY

NORTH  
RESIDENTIAL







# An elegant family home with impressive gardens and grounds.

A truly spectacular family home set in circa 3.6 acres of garden and paddocks with a long sweeping drive, high ceilinged reception rooms, large Family kitchen/breakfast/sitting room which forms the heart of the house and an indulgent master bedroom suite as well as 4 further double bedrooms. Set in a very private setting and yet close to the main transport hubs of the North with the A1 close by and the main line station of Northallerton.

Dere Street House is approached via a long sweeping drive leading to the house and around the side to the parking area. Large front door leads into the hall with stripped wood floor. Both the sitting room and dining room lead off the hall. The sitting room has two large windows overlooking the front of the house, large open fireplace with ornate surrounds and stone hearth, stripped wood floor and wall light points. Dining room has two large windows overlooking the front of the house and an open fireplace with wood carved surrounds, marble slips and tiled hearth, wall given to bookshelves and stripped wood floor. Kitchen/breakfast/family room. This is an amazing room and the heart of the house. Wide range of hand made wooden base and eyelevel units with marble work surfaces and a large central Island with granite work surface and an array of drawers and cupboards below and hanging pot rack above. Incorporated in the island is a large electric hob unit with a downdraft extractor fan and electric oven below.



<b>Tenure</b> Freehold	<b>Local Authority</b> North Yorkshire Council	<b>Council Tax Band</b> Band G	<b>EPC Rating</b>
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# Property Description.

There is a four oven electric Aga and the floor is fully tiled. There is space for a large kitchen table and ample room for a couple of sofas and a few chairs. Back hall with door to the outside and terrace area. Further door leads to the Utility/boot room with a range of base and eye level units with worksurfaces incorporating a stainless sink unit, plumbing for a washing machine and space for a dryer. There is an excellent dog shower and a blocked fireplace with stone mantle and surrounds to one side, built-in boot store and hanging space coats etc.

Half landing with large “Georgian” window and boxed in radiator.

## First Floor:-

Bedroom 2. Strip wooden floor, 2 double built in wardrobes, open fireplace with stone mantle and surrounds and views over the front garden, en-suite bathroom with panel enclosed bath, shower cubicle, pedestal wash-handbasin, low level WC, part tiled walls and heated towel rail and underfloor heating.

Bedroom 3. Strip wooden floor, built in wardrobe and views over the front garden.

Bedroom 4. Built in wardrobe with views over the orchard at the back of the house and an en-suite shower room with shower cubicle, wash handbasin with vanity unit below, low level WC, tiled floor and heated towel rail and underfloor heating.

Bedroom 5. Open fireplace with built in cupboard to one side and views over the orchard at the back of the house. Family bathroom with cast iron freestanding roll top bath, shower cubicle, pedestal wash handbasin, low level WC, heated towel rail and airing cupboard with high pressurised hot water tank.

## Second floor:-

Master bedroom suite. Large bedroom with built in cupboards and leading into the dressing room with an excellent range of built in wardrobes and in turn leading through to the large en-suite bathroom with central, free standing designer bath, tiled floor, walk in shower, 2 pedestal wash handbasins, low level WC, eaves cupboards and heated towel rail and underfloor heating.





# Property Description.

## Outside: -

The grounds of Dere Street House are both formal and private and a delight with well screened boundaries, large lawned areas interspersed with well stocked borders, parterre, tiled patio area for outside dining, a small wooded copse and orchard areas with abundant soft fruit trees. There are a couple of small paddocks and several wooden store sheds as well as a delightful summer house currently used as an outside office and drinks/entertaining area! To the side and end of the house there are a couple of utility and compost areas and ample parking at the back of the house as well as a large terrace off the kitchen.

## Location: -

Dere Street House is situated in Little Holtby close to the village of Hackforth with Bedale and Northallerton close by. There are excellent doctors surgeries in both Bedale and Northallerton as well as veterinary practises. The area is home to some of Yorkshire's best walking and cycling including routes for the Tour de Yorkshire. The Yorkshire Dales and North York Moors National Parks are on the doorstep and there are excellent local schools both state and private including Aysgarth Prep School in the nearby village of Newton-le-Willows, Queen Mary's at Topcliffe and Cundal Manor next door as well as Barnard Castle school offering independent education for boys and girls between 8 and 18 years old.

The A1 is just over 2 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 9 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Little Holtby offers delightful riding and walking opportunities and has many other local attractions.









# Property Description.

## Services.

Mains water, electricity and private drainage.

## Council Tax.

Council tax is band G payable to North Yorkshire Council.

## Tenure and Possession.

The property is offered for sale freehold and with vacant possession upon completion.

## Directions.

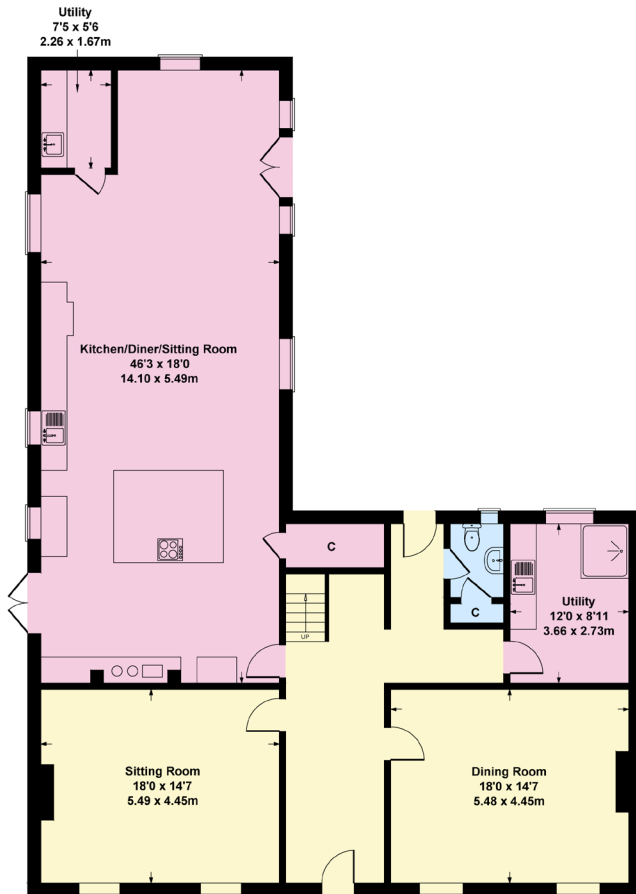
From the Exelby Services roundabout on the A1 take the exit to Hackforth and Hornby. Travel along the road for about 2 miles and take the turning on the left to Hackforth. After about a ¼ of a mile the entrance to Dere Street House will be found on the right just after Crabtree Hall.

## Viewing.

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353  
and  
North Residential Northallerton, Tel: 01677 648 011





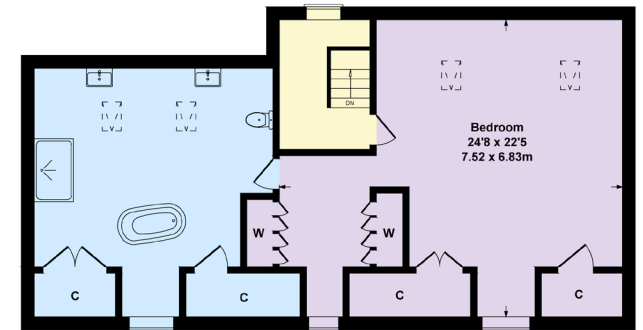


GROUND FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of text of the particulars.

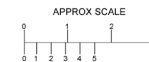


FIRST FLOOR



SECOND FLOOR

Dere Street House, Little Holtby, Northallerton, DL7 9LN



APPROXIMATE GROSS INTERNAL AREA  
Total - 4198 sq ft - 390 sq m

PLEASE CONTACT THE NORTHALLERTON OFFICE - 01677 648 011 - HAM HALL LANE, DL7 0RQ

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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