



**Norcliffe House, Langton,
North Yorkshire, YO17 9QP
Guide price £600,000**

Dating from the mid-18th Century and currently forming part of the Langton Estate, Norcliffe House provides a rare opportunity to acquire a period property within a highly sought-after village. Historically, the village public house (the 'Norcliffe Arms') and occupying a commanding corner plot on the Main Street.

Grade II listed, constructed of limestone under a pantile roof, with stone copings, decorative gables and Yorkshire sliding sash windows. This well appointed home has been well loved and sympathetically updated over recent years whilst retaining much of its original charm and character throughout.

Situated over three floors, this well designed home offers: entrance, sitting room, open kitchen/dining with log burner, reception room leading to the garden, utility room and guest cloakroom. To the first floor are three double bedrooms and house bathroom. To the second floor are two further bedrooms with vaulted ceilings and eaves storage, a separate shower room and a landing area which could be used as a study/seating area.

A delightful garden adjoins the north elevation enclosed by the estate wall with specimen trees, lawn, raised beds and a patio area from which to enjoy the morning and evening sun. To the south elevation is an off-street parking area behind the prominent gate piers leading to Langton Hall.

The property boasts plenty of living accommodation for families. Viewing early is advised as this is a very unique and charming family home in a great location!

EPC EXEMPT



Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515

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	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	



ENTRANCE

Door to front aspect, stairs to first floor landing

KITCHEN/DINING AREA

21'9" x 16'0" (6.63 x 4.88)
Windows to front and rear aspect, door with stairs leading down to basement, log burner stove with exposed brick surround and alcove storage cupboards and shelves, wood flooring. Traditional shaker style kitchen units with composite worktops, Belfast sink and mixer tap, integrated dishwasher, freestanding cooker and extractor hood, space for fridge/freezer, wall panelling, power points, radiators.

DAY ROOM

15'1" x 11'0" (4.62 x 3.36)
Windows to side aspect, door to side aspect leading to the garden, original antique range cooker.

UTILITY

Window to front aspect, range of base units with work surfaces, space for washing machine, stainless steel sink and drainer unit, power points, radiator, power points

GUEST CLOAKROOM

Window to side aspect, low flush WC, wash hand basin, radiator

SITTING ROOM

21'8" x 11'1" (6.61 x 3.39)
Windows to front and side aspect, log burner with feature surround, power points, radiator

FIRST FLOOR LANDING

Storage cupboard, power points

BEDROOM FOUR

11'3" x 11'2" (3.45 x 3.42)
Window to side aspect, power points radiator,

HOUSE BATHROOM

Window to rear aspect, low flush WC, enclosed bath with mixer taps, wash hand basin with pedestal,

BEDROOM TWO

14'6" x 9'1" (4.42 x 2.78)
Window to front aspect, power points, radiator

BEDROOM FIVE

11'2" x 9'11" (3.42 x 3.04)
Window to front aspect, power points, radiator

SECOND FLOOR LANDING

BEDROOM ONE

18'6" x 11'3" (5.66 x 3.45)
Limited head room, vaulted ceiling, window to side aspect, power points, radiator, eaves storage

BEDROOM THREE

12'7" x 7'0" (3.86 x 2.15)
Limited head room, vaulted ceiling, power points, radiator, large eaves storage area

SHOWER ROOM

Enclosed shower with electric shower, low flush WC, wash hand basin with pedestal, extractor fan.

GARDEN

A delightful garden adjoins the north elevation enclosed by the estate wall with specimen trees, lawn, raised beds and a patio area from which to enjoy the morning and evening sun.

PARKING

To the south elevation is an off-street parking area behind the prominent gate piers leading to Langton Hall.

SERVICES

The Mains electricity and water, with heating from an oil-fired system. Drainage is to a shared system. Further details on request.
<https://planningregisterdocs.ryedale.gov.uk/planning/planning-documents?SDescription=09/00301/LBC>

COUNCIL TAX BAND E

BASEMENT

21'1" x 11'3" (6.45 x 3.45)

TENURE

Norcliffe House is for sale freehold with vacant possession on completion.

MAINTENANCE

The purchaser(s) will be required to contribute towards the maintenance, repair and renewal of the shared roadway shaded blue on the plan.

RESTRICTIONS/LISTING

To preserve the aesthetic integrity of Langton village, Norcliffe House is to be sold subject to a covenant restricting any changes to the exterior of the property and prohibiting a change of use, without the written consent of the vendor. No structures, caravans or mobile homes are to be sited on the parking area and it is to be used for car parking only.

