



Hornby Grange, Hornby, Northallerton, North Yorkshire





An impressive Grade II listed **south-facing country residence** with far-reaching views and set in around 20 acres.

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Sitting room | Study | Kitchen/breakfast room | Pantry | Utility room | Boot room | Conservatory
WC | Boiler room

Principal bedroom with dressing room and en suite bathroom | Five further bedrooms | Four bathrooms

Cottage

Living room | Kitchen/dining room | Utility room | WC | Three bedrooms | Two bathrooms

Outbuildings

Traditional range of brick outbuildings with garaging | Store rooms | Two bedroom apartment

In all about 20 acres

Distances

Northallerton 7 miles, Darlington 11 miles, York 39 miles
(All distances and times are approximate)



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Situation

Hornby Grange occupies an enviable position on the outskirts of Great Smeaton with magnificent views across the Cleveland Hills. The nearby village of Great Smeaton, which is listed in the Domesday, has a Church, an active village Hall, The Old Saddlers homeware shop, a pub and a primary school. Hornby Grange is ideally located for access to the North York Moors and the North Yorkshire Dales, which have stunning scenery and a range of outdoor activities. A wider range of shopping, dining and leisure facilities can be found in the historic market towns of Northallerton, just 7 Miles away, and Darlington, 11 Miles away. For the commuter, the property is conveniently located for the A19 and the A1(M). Nearby rail services can be accessed from Northallerton and Darlington with regular services to London Kings Cross and Edinburgh. For travel throughout the country and overseas, Teesside International Airport, Newcastle International Airport, and Leeds Bradford Airport are all within easy reach.

The Main House

Hornby Grange is a well-proportioned Georgian family home dating back to 1716, which the current owners have occupied for over 20 years. As such, properties of this calibre are rarely available.



The property is located off a private road with few neighbours and offers privacy and tranquillity. Of particular interest are grand reception rooms and an impressive entrance hallway with much of the original period detail remaining, such as the beautiful staircase, fine fireplaces, ceiling cornices and panelling, oak doors, original tiled floors and cast iron radiators. There are six spacious bedrooms and five bathrooms.



The Cottage

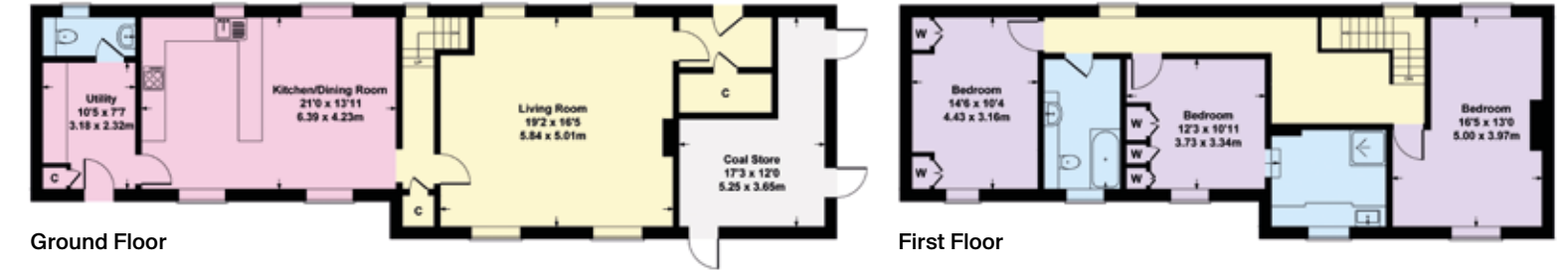
Adjoining the main house but with independent access from the rear courtyard is a well-appointed and fully refurbished three bedroom cottage with two bathrooms and a modern fitted kitchen. Ideal for multi-generational living or guest accommodation.



Cottage

Approximate Gross Internal Floor Area
1819 sq ft - 169 sq m

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 the text of the Particulars.





Outbuildings

An extensive range of traditional brick outbuildings comprising garaging, useful store rooms and a first-floor two bedroom apartment.

Gardens and grounds

The property is accessed via a secure gated entrance off a private road. There are paddocks and formal gardens, which have been planted and landscaped with a parterre garden and numerous specimen trees and mature plants and have been carefully designed to enjoy the spectacular southerly gardens with distant countryside views.

Services

Mains water and electricity, oil-fired central heating and drainage via a septic tank.



Property information

Tenure: Freehold

Listing: Grade II listed

Local Authority: Hambleton Council

Council Tax: Band H



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 2024. Photographs and videos dated September 2024.

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