



Langbaugh Road, Hutton Rudby

£525,000

Langbaugh Road, Hutton Rudby

Perfect for discerning purchasers seeking a bright, sophisticated village home, this architecturally designed bungalow is outstanding and has been remodelled and re-designed to make the most of space and light and also to blend seamlessly with the surroundings. There is an inspired blend of contemporary touches, luxury and comfort, with the high specification 27' x 19'4 open plan kitchen/dining/living room being the showstopper. Here every detail has been considered from the beautiful vaulted ceiling to the magnificent floor to ceiling glass windows, which overlook the garden.

The gardens have also been skilfully designed, and landscaped, with the frontage echoing a smart but welcoming ambiance while the rear garden offers a retreat - perfect for relaxing in or entertaining.

Accommodation

Reception Hall

A welcoming and spacious hallway with a window to the front, practical but smart Amtico flooring, access to the boarded loft and doors to all rooms.

Drawing Room

Featuring a wide bay window with an open aspect to the front and an additional side window, both of which provide excellent natural light and create a lovely open feel.

Kitchen / Dining / Living Room

A stunning, 27' x 19'4 open-plan extension featuring a vaulted ceiling, roof lights with solar-powered blinds, floor to ceiling glass asymmetric window, which is a beautiful design feature, and an extra-large, glass sliding door leading to the rear garden patio and creating a seamless indoor/outdoor feel. The kitchen is impressively appointed with a range of sleek, high-quality 'push to open' units and quartz worktop, providing all the storage and preparation areas you could need; a large and beautiful central island - created so the cook can be sociable -





also with a quartz worktop, inset sink, push to open drawers and cupboards, breakfast bar and burnt oak feature side panels.

There is also a comprehensive range of appliances: two built-in ovens, microwave with plate warming drawer, full-height integrated fridge and freezer, induction hob with built-in extractor, dishwasher and wine cooler.

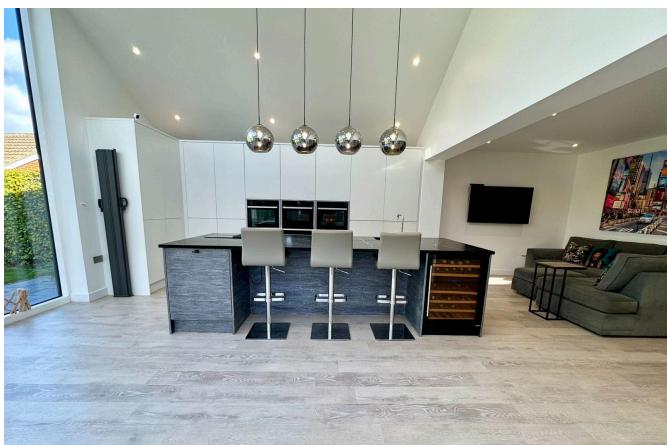
This room has been designed to allow zones to be created for the way you live, including relaxing and entertaining. There are touches of luxury including underfloor heating, Amtico flooring, task and ambient lighting, and a discreet utility wall providing additional storage and incorporating an integrated washing machine and dryer.

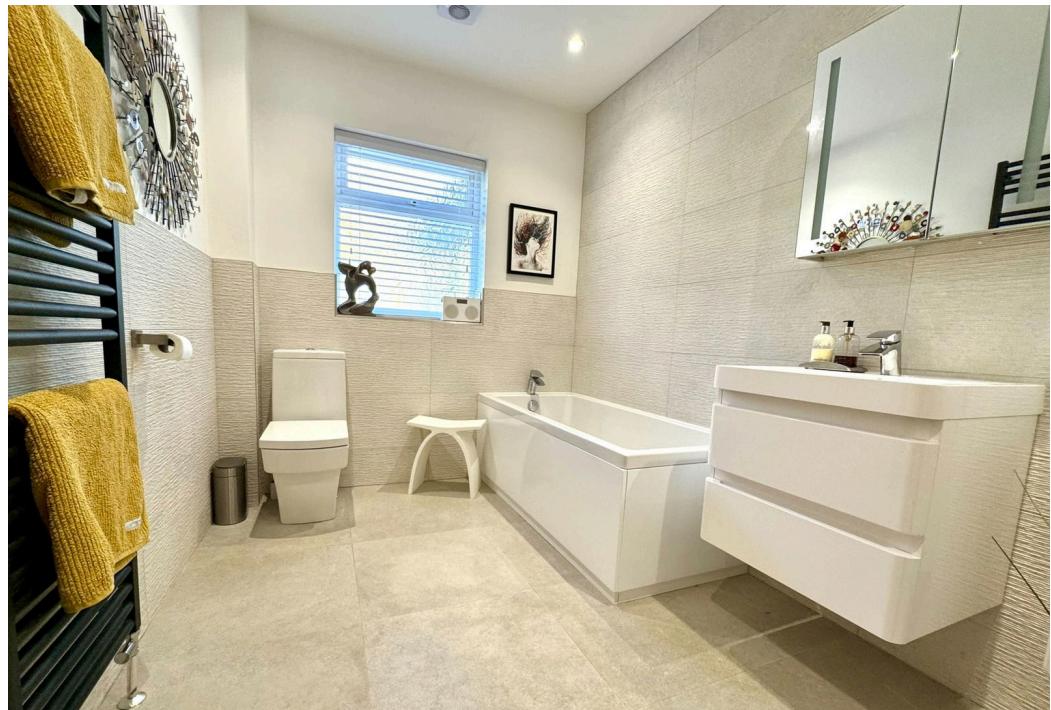
Master Bedroom Suite

A generous and impressive room with a superbly designed, dedicated dressing area offering open-fronted wardrobes with hanging and drawer space. There are also two windows overlooking the rear garden, and a door leading to the en-suite.

En-Suite

Beautifully fitted with a double shower enclosure, wash hand basin in vanity unit, low-level WC, part-tiled walls and tiled flooring. Everything has been thought of, including rainfall and hand shower heads, dispensers for shampoo etc and hooks for towels.





Bedroom Two

Another bright and spacious double bedroom with fitted wardrobes, dressing table and wide window to the front aspect.

Bedroom Three

A versatile single room, currently used as a sewing room, with window to the front aspect.

Main Bathroom

Such a chic room, with a white suite comprising a panelled bath, wall hung wash hand basin unit with drawers, fitted mirror cabinet, low-level WC, ladder-style heated towel rail, tiled floor and part-tiled walls. Window to the rear.



Externally

Frontage

Beautifully designed and with a welcoming, country feel, the front garden has a smart block-paved driveway, with lighting, providing off-street parking, alongside a lawned area with established borders. A side gate leads through to the rear garden.

Rear Garden

With a real feeling of privacy, this garden is enclosed by mature greenery and has been thoughtfully landscaped with beautiful patio areas, new drainage, raised flower beds and mature trees. The low roof lines and thoughtful design allow for enjoyment of the sunshine, together with outside dining and relaxing.

Garage

Re-designed internally, but with an electric roller shutter door so that it's aesthetically pleasing and practical, this area now offers exceptionally useful storage space.



Location and Amenities

This picturesque village, with its wide tree-lined green, offers so much for everybody. Here you can get away from it all and enjoy the countryside, while still being at the heart of a friendly community and close to good transport links. There are walks along the banks of the river and across open fields, where there are also bridle paths and stunning views of the Cleveland Hills. A walk around the village is also lovely. There are annual music events, a firework display and summer fete, held on the village green.

Activities: Clubs and events at the village hall, including Bridge, fitness, yoga, dancing, Pilates, pre-school music and toddler groups. Drama and history societies. Badminton, tennis, cricket, bowls and fly fishing clubs along with a football pitch and small bike track.





Pubs and Café: The Wheatsheaf Inn and The Kings Head pub – offer good food and a warm welcome. Both are dog-friendly. The Methodist Chapel Coffee Shop provides quizzes, children's activities and stories for little ones.

Shopping & Amenities: Spar convenience store with post office and petrol station. The village also has a doctors' surgery, hairdressers' and beauty salon.

Schools: Hutton Rudby has a nursery and primary school. Stokesley has a secondary and sixth form school and Yarm a co-educational private day school.

Transport Links: Regular bus services to Stokesley and Northallerton. The proximity to the A19 provides convenient road access to larger towns, such as Northallerton with its superb rail services to Edinburgh, Newcastle, Leeds, Manchester, York and London Kings Cross.

Approximate Distances: Stokesley 4.4 miles; Yarm 6.2 miles; Northallerton 12.8 miles; Teesside International Airport 10.9 miles; Teesside Park (shopping & leisure) 11.9 miles; Middlesbrough 13.4 miles; Darlington 19.3 miles; Saltburn-by-the-Sea 23 miles; Harrogate 39.2 miles; York 39.5 miles; Newcastle 48.9 miles.

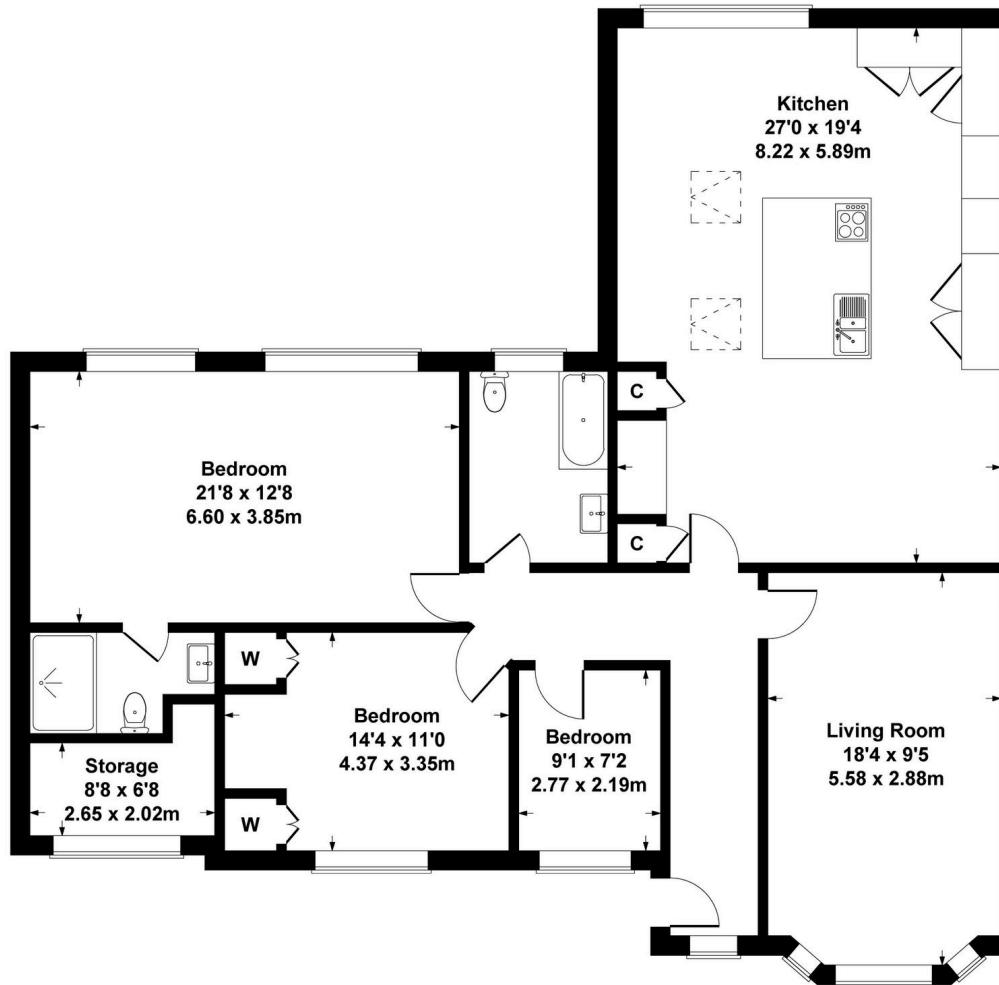
For more information about this lovely village, please visit the Area Guides on our website or ask Kathryn Barr Estate Agents.

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5 Langbaugh Road, Hutton Rudby, TS15 0HL

Approximate gross internal area

House - 148 sq m - 1593 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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