



GSC GRAYS

PROPERTY • ESTATES • LAND



## Milburn House, 11 South Side

Hutton Rudby, North Yorkshire, TS15 0DD

Guide Price £895,000



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## Location

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

## Amenities

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

## Description

Milburn House is a fine village home positioned in the heart of Hutton Rudby, overlooking the village green. The impressive accommodation features four bedrooms in the main home, all with en suite facilities and an additional annexe or office suite, also with an attached en suite. Designed with modern living very much in mind with a wonderful living, kitchen, and garden room overlooking the central courtyard and the village green to the front. Also overlooking the green is the separate living room, while the dining room caters to those more formal occasions or can alternatively be used as an additional relaxed family room. A utility and boot room with direct access to the courtyard will mean an easy clean-up after a muddy dog walk. Flexible office and or annexe accommodation can be accessed either directly from outside or through the house - ideal for a home business or those liking their privacy and independence. Externally, there is plenty of storage options with a workshop, storeroom, small garden area, and a private courtyard, meaning those who like to get away to sunny

climes can confidently lock up and leave. Parking will be through the courtyard entrance where the remote control turntable will mean unpacking and turning will be a breeze.

## Tenure

The property is believed to be offered freehold with vacant possession on completion.

## Local Authority

Hambleton District Council. Telephone: 01609 779 977.

## Particulars and Photographs

Particulars prepared February 2021.

## Disclaimer Notice:

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Milburn House**  
Approximate Gross Internal Area  
3681 sq ft - 342 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

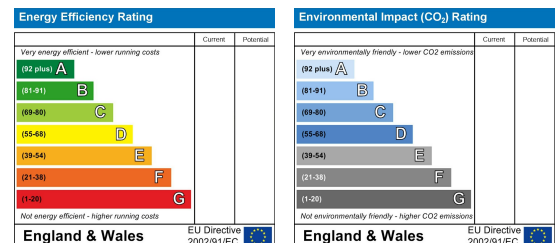
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

## Viewing

Please contact our Stokesley Office on 01642 710742 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



26-28 HIGH STREET, STOKESLEY, NORTH YORKSHIRE, T59 5DQ

Tel: 01642 710742 Email: stokesley@gscgrays.co.uk www.gscgrays.co.uk

