



LIBERTY END
Crathorne, Yarm



GSC GRAYS
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LIBERTY END CRATHORNE

Yarm, TS15 0AS

Liberty End is a semi-detached imposing and characterful seven bedroom Georgian property occupying part of the original house and has recently been renovated to a high standard. The property is located in the popular village of Crathorne next to a working farm, with the historic market town of Yarm being less than 4 miles away.

The period house offers spacious and comfortable accommodation over three floors. The ground floor comprises of a large entrance hall, three reception rooms, kitchen breakfast room and utility/boot room.

The first floor has four good-sized double bedrooms, two family bathrooms and a walk-in storage room. The second floor consists of three good-sized double bedrooms and a further family bathroom.

Externally, the property benefits from a gravelled driveway, south facing patio area and wooded garden. In addition, there is a rear courtyard with an outbuilding and steps leading to the roadside.



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Location and Amenities

Middlesbrough 10 miles, Darlington 15.4 miles, Stokesley 6.9 miles, Northallerton 14.5 miles, Thirsk 18 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.

The village of Crathorne benefits from its own village shop, cricket field, church, pub, The Crathorne Arms and the popular Five Houses Farm shop and kitchen restaurant. The village is situated close to the popular market town of Yarm, which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school, and excellent independent schools in both Yarm and Eaglescliffe.





Description

Double half glazed timber entrance doors lead to a spacious and impressive entrance hall with period features and polished wooden floor. Heavy oak doors lead to the living room, drawing room, dining room and kitchen. The living room features a period fireplace with cast iron inset and hearth with open fire, tall sash bay windows overlooking the front garden, decorative cornice, a heavy oak door opens to a store cupboard housing an original safe and exposed timber flooring. The drawing room has a period marble fireplace with stone hearth and wood burning stove, large sash windows to the side and exposed timber floor. The dining room located to the rear of the house features a period fireplace, tall sash windows overlooking the side garden, with exposed timber floor.

The kitchen breakfast room overlooks the rear courtyard and has recently been fitted with a high-quality traditionally styled kitchen. The kitchen units include both floor and wall units and incorporate solid timber worktops, a gas range cooker, Belfast sink, tiled splashback, stainless steel extractor hood and integrated fridge freezer and dishwasher.

There are matching over table lighting and wall lights, an exposed timber floor and a door leading to the utility/boot room. Within the boot room, timber work surfaces incorporate a Belfast sink with mixer tap, shelving and seating with coat hooks. A cupboard houses the boiler and water cylinder and a rear door provides access to the courtyard.

The traditional timber return staircase with large arched window to the rear of the house gives access to the first floor landing. The first floor has four good-sized double bedrooms, two family bathrooms and a walk-in storage room.

The large master bedroom includes alcove shelving and views over the front garden. The family bathroom is an impressive, traditionally styled room fitted with free-standing roll top bath and Victorian style mixer taps. The bathroom also includes a double walk-in marble shower enclosure, hand basin within a vanity unit, marble tiles, w.c and an exposed timber floor. There are three further good-sized double bedrooms and a further house bathroom to the rear of the house with a traditional white suite.

The return timber staircase continues to the second floor landing leading to three further good-sized double bedrooms. Two of the bedrooms include decorative feature fireplaces and all include exposed timber floors. The bathroom is a Victorian style white suite comprising of bath with timber surroundings and panelling, walk-in shower enclosure with mains shower, hand basin and exposed timber floor.

Externally, there is a driveway approached through stone pillars providing parking for at least two vehicles. Stone steps lead to a front patio area which overlook a front lawn and mature wooded garden. Please note the front lawn is not included with the letting.

There is a wooded area to the south of the property with a timber shed accessed via a surfaced pathway. The rear courtyard is accessed via a side path and steps from the roadside through stone pillars with an outbuilding for storage. PLEASE REFER TO THE PLAN WHICH OUTLINES THE BOUNDARIES EDGED IN RED.



Liberty End



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Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for 12 months at a rental of £2,250 per calendar month payable in advance by standing order. In addition, a bond of £2596 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

North Yorkshire Council.

The property is a Band G for Council Tax

Services and other Information

The property is served by gas fired central heating with mains electricity, water and drainage.

Viewings

Strictly by appointment with GSC Grays. 01748 897629

Particulars and Photographs

Particulars Written May 2024

Photographs taken April 2024

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.

Liberty End, Crathorne, TS15 0AS

Approximate Gross Internal Area
3943 sq ft - 367 sq m
(Excluding Eaves)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.