



ADDISONS

PROPERTY • RURAL • VALUATION

Pound House, Ellerton- Upon- Swale, DL10 6AP



Price:
£875,000

Call for an Appointment
01833 638094

ABOUT THE PROPERTY

Pound House is a substantial six bedroomed detached family home situated within the idyllic hamlet of Ellerton-upon-Swale. The property was designed and built in 1989 by the current owners, using Swale cobble and with a pitched red tile roof which fits in perfectly with the impressive architectural style of other properties in the area. The house stands on an impressive plot and is complemented by a detached double garage, outbuilding, wrap around garden and paddock.

Ellerton-upon-Swale is a picturesque hamlet which benefits from a farm shop and café. The village of Scorton is located less than two miles away and offers a Post Office, two pubs, primary school and doctors' surgery. The attractive market towns of Northallerton and Richmond are within a reasonable distance where a wider range of amenities can be found. There is quick and easy access throughout the region via the nearby A1, East Coast main line railway stations at Darlington and Northallerton, and Durham Tees Valley Airport.

ACCOMMODATION

GROUND FLOOR

Hallway

A welcoming hallway with quarry tiled flooring, baluster staircase ascending to the first floor and doors leading the ground floor accommodation.

Living Room

Natural light floods the room via dual aspect windows and large sliding French doors which lead out onto the garden. The wood burning stove provides an attractive focal point to the room. Radiator.

Dining Room

With wood panelled walls, cast iron ornate fire, windows to dual aspect and radiator.

Kitchen

A range of wooden wall and floor units with contrasting work surfaces incorporating sink unit with mixer tap and drainer. Exposed beamed ceiling, two door Aga, plumbing for a dishwasher, space for freestanding fridge freezer and window overlooking the garden. The kitchen also provides ample space to accommodate a kitchen table and chairs. Radiator.

Utility

A range of wall and floor units with contrasting work surfaces which incorporate sink unit with mixer tap and drainer, plumbing for washing machine and tumble dryer. Two walk in pantries equipped with shelving and power. Boiler, radiator, window to side aspect and door leading to the garden.

Study

Situated to the front of the property this room could lend itself to a variety of uses, with windows to dual aspect, cast iron ornate fire and radiator.

Shower Room

Walk in shower cubicle, wc, hand wash basin, obscured window and radiator.

FIRST FLOOR

A spacious landing with staircase ascending to the second floor and doors to accommodation.

Master Bedroom

A double bedroom with windows to dual aspect overlooking the garden, fitted wardrobe and radiator.

Bedroom 2

A double bedroom with windows to dual aspect overlooking the garden, fitted wardrobe and radiator.

Bedroom 3

A double bedroom with windows to dual aspect overlooking the garden, fitted wardrobe and radiator.

Bedroom 4

A single bedroom with fitted desk and shelving, wardrobe, window to rear elevation and radiator.

Bathroom

White suite comprising bath, hand wash basin, walk in shower cubicle, bidet, tiled splashbacks, cupboard housing hot water tank and window overlooking the garden and countryside views beyond.

W/C

WC, hand wash basin, radiator and window.

SECOND FLOOR

Spacious landing with doors leading to second floor accommodation and further eaves storage.

Bedroom 5

A double bedroom with window to side elevation, radiator and storage into the eaves.

Bedroom 6

Window to side elevation, radiator, cupboard housing the header tank for the hot water system. Storage into the eaves.

EXTERNALLY

The property is accessed via stone gate posts to a wide graveled driveway providing space for the parking of several cars and to a generous double garage with electric up and over door light and power.

The property sits amongst a beautiful easily maintained wrap around garden which can be accessed from either side of the property via wooden gates.

To the west of the property the oil tank and outside tap are located. The main garden is mostly laid to lawn with two patio areas, and a variety of specimen plants, trees and shrubs. Access to the barn and greenhouse is gained from the garden which provides a useful storage and workshop area.

There is a further paddock area beyond the garden which extends to approximately 0.25ha or thereabouts.

Tenure
Freehold

Services
Oil Fired Central Heating, Mains Water & Electricity.
Septic Tank.

Council Tax
Band G

Viewing
Strictly via appointment through the selling agents
Addisons Chartered Surveyors. 01833 638094.









Floor Plan

Pound House, Ellerton-on-Swale



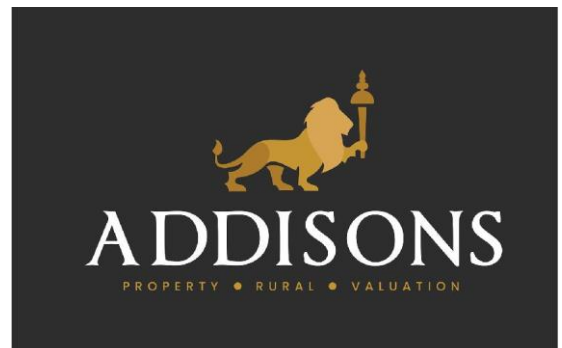
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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