



Pound House
Ellerton Upon Swale, DL10 6AP



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PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Pound House is a substantial six bedroomed detached family home situated within the idyllic hamlet of Ellerton-on-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-on-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.



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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 pantry's 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, 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

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 large 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.

PRICE

£790,000

Property Information

Title Number(s)- NYK341727

Tenure-Freehold

Local Authority- North Yorkshire

Council Tax: Band G

Council Tax Annual Price- £4,030

Conservation Area – No

Flood Risk- Medium

Broadband-Superfast 53 Mbps

Satellite / Fibre TV Availability- BT, Sky

Planning:

REFERENCE - 00/00135/FULL - Decided - 21/02/2000Full

Planning Permission For Change Of Use Of Agricultural Land To Domestic Curtilage (Garden)

Covenants and Easements

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

Survey

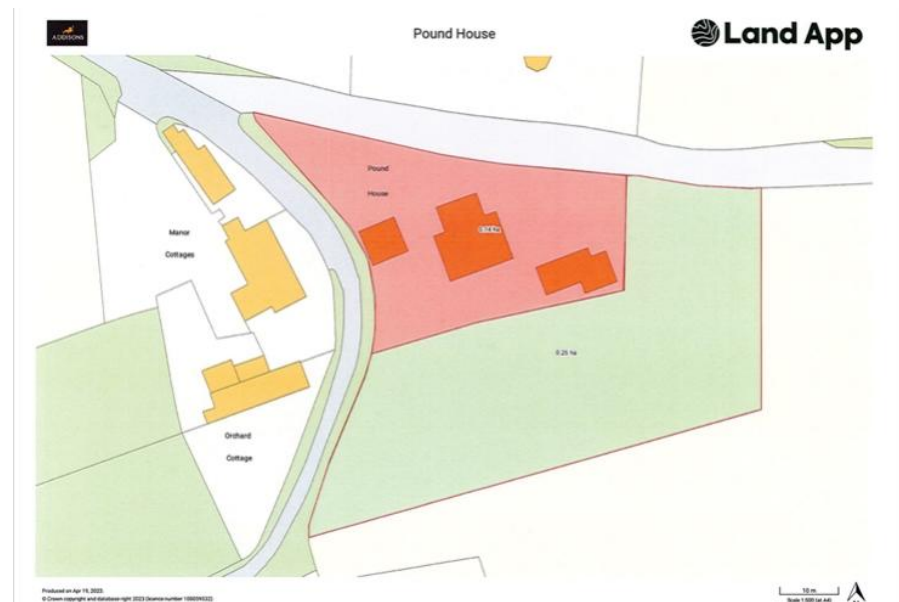
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

SERVICES

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

VIEWING

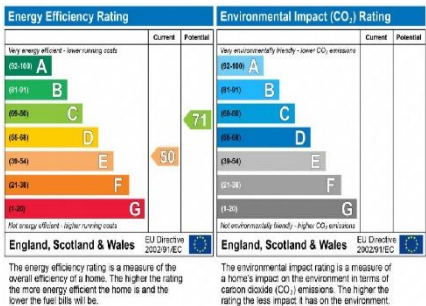
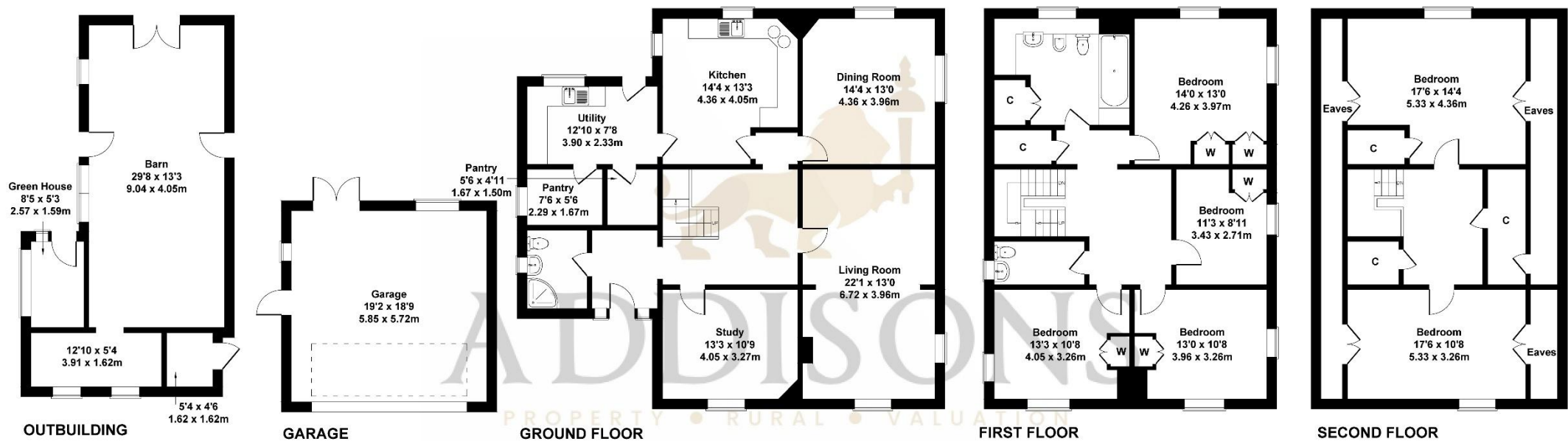
Strictly via appointment via the selling agents Addisons on 01833 638094.





Floor Plan

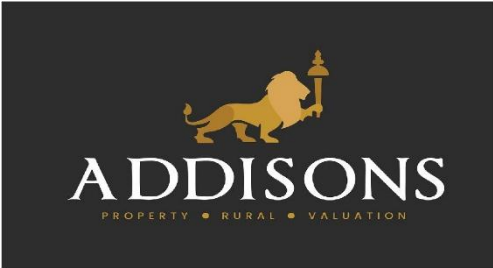
Pound House, Ellerton-on-Swale



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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