



MALLARD HOUSE

HARTFORTH, NR GILLING WEST, DL10 5JU

£925,000
FREEHOLD

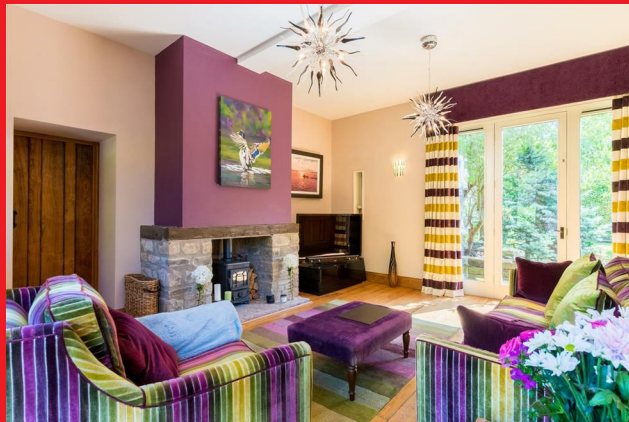
A Stylish Detached Grade II Listed Barn Conversion finished to an extremely high standard throughout. The property is set within a conservation area and the secure plot extends to just over 4 private acres of mature grounds enjoying a most easily accessible rural location handy for both the A66 and A1(M). Entrance Hall, Lounge, Snug Lounge/Study, Dining Room, Kitchen/Breakfast Room. Utility Room. Cloakroom/WC, 4 Double Bedrooms, 2 En-Suites, Family Bathroom, Detached Garage with Store Rooms, Ample Parking, Large Private Mature Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER D56.

NORMAN F. BROWN

Est. 1967

MALLARD HOUSE

- A Stylish Detached Grade II Barn Conversion finished to an extremely high standard throughout.
- High degree of privacy from within its mature 4 acre site
- Most easily accessible rural location handy for both the A66 and A1(M).
- Its gardens are a real wildlife haven
- The substantial detached garage building retains the original stable doors and has annexe conversion potential (subject to consents).
- The property is located 1.5 miles from the pretty village of Gilling West with it's pubs, church and welcoming community.



DESCRIPTION

A Stylish Detached Grade II Listed Barn Conversion finished to an extremely high standard throughout. The property is set within a conservation area and the secure plot extends to just over 4 private acres of mature grounds enjoying a most easily accessible rural location handy for both the A66 and A1(M). Entrance Hall, Lounge, Snug Lounge/Study, Dining Room, Kitchen/Breakfast Room. Utility Room. Cloakroom/WC, 4 Double Bedrooms, 2 En-Suites, Family Bathroom, Detached Garage with Store Rooms, Ample Parking, Large Private Mature Garden, Oil Fired Central Heating, Double Glazing. Council Tax Band F. EER D56.

THE PROPERTY

Mallard House is a unique spacious and stylish two storey bespoke detached barn conversion featuring high quality fixtures throughout. It enjoys a high degree of privacy from within its mature 4 acre site and its gardens are a real wildlife haven having been extensively planted with native British trees over the past decade or so. The substantial detached garage building retains the original stable doors and has annexe conversion potential (subject to consents).

THE LOCATION

The property is located 1.5 miles from the pretty village of Gilling West with it's pubs, church and welcoming community. It is in an easily accessible rural location conveniently located for both the A66 (1 mile away), Scotch Corner and A1(M) (4 miles away), and also the lovely Market Towns of Richmond (5 miles away) and Barnard Castle (11 miles away).

ENTRANCE HALL

'Broadleaf' brushed and burned oak floor and doors. Two radiators. Floor to ceiling double glazed entrance door to front with double glazed windows either side. Doors to lounge, dining room and kitchen/breakfast room. Stairs to first floor.

LOUNGE

Cast iron multi fuel stove with stone surrounds. Television point. 2 radiators. Wall lights. Broadleaf brushed and burned oak floor and doors. Floor to ceiling dual aspect double glazed entrance doors to both the front and rear with double glazed windows either side. Doors to entrance hall and bedroom 4.

BEDROOM 4

Feature beam. Ceiling halogens. Built in wardrobe. Radiator. Loft hatch. External door to rear patio Double glazed window to rear. Doors to lounge and en suite bathroom.

EN-SUITE BATHROOM/WC

Fully tiled walls. Wash hand basin in vanity unit with blue/grey drawer below. Bath. Separate walk-in shower. WC. Ceiling halogens. Tiled floor. Contemporary radiator. Extractor fan. Double glazed window. Door to bedroom 4.

DINING ROOM

Broadleaf brushed and burned oak floor Ceiling halogens. Radiator. Floor to ceiling double glazed external door to rear patio with double glazed windows either side. Door to entrance hall.

KITCHEN/BREAKFAST ROOM

Fitted with bespoke German high quality kitchen offering a wide range of soft close drawers, wall and base units and under cupboard lighting Solid dark wood wenge worktops including large island unit with breakfast bar. Glass splashbacks. SIEMENS built in self clean oven. SIEMENS built in combination oven and microwave. Siemens warming drawer. Siemens 5 ring

induction hob with slow cook facility and timer. Contemporary Elica glass extractor hood with built in lighting. Built in SIEMENS dishwasher. Built in Siemens fridge. Built in Siemens freezer. VILLEROY & BOCH sink unit with mixer filter tap. Oak floor and doors Ceiling LED spotlights. 2 stylish contemporary vertical radiators. Floor to ceiling double glazed external door to rear patio with double glazed windows either side. Floor to ceiling double glazed window to front. Doors to entrance hall, snug and utility room.

SNUG LOUNGE/STUDY

Open beamed ceiling. Radiator. Double glazed window to rear. Door to kitchen/breakfast room.

UTILITY ROOM

Tiled surrounds. Laminate work surfaces. Beech effect cupboards and drawers. Ceramic tiled floor. Stainless steel sink unit with mixer tap. Radiator. Plumbing for washing machine and tumble drier Freezer space. Loft hatch with the hot water cylinder being in the loft above. Stable door to front. Double glazed window to front. Doors to kitchen/breakfast room and WC.

WC

Wash hand basin with tiled splashback. WC. Ceramic tile floor. Oil fired boiler. Extractor fan. Ceiling halogen spotlights. Radiator. Door to utility room.

LANDING

Open beamed ceiling with contemporary feature light over stairs. Built in linen cupboard. Double glazed windows to front. Doors to bedrooms and bathroom.

BEDROOM 1

Open beam ceiling. Radiator. Dual aspect double glazed windows to front and rear with extensive views. Large walk-in wardrobe. Wall lights. Doors to landing and en-suite.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls. Wash hand basin on washstand/vanity unit with mirror. Large shower cubicle with Matki rainfall shower head and separate attachment. Extractor fan. WC. Contemporary radiator Ceiling halogens. Tiled floor. Door to bedroom 1.

BEDROOM 2

Open beamed ceiling. Radiator. Ceiling halogens. Large double glazed window to rear with extensive views Door to landing.

BEDROOM 3

Open beamed ceiling. Mezzanine level with ladder. Ceiling halogens. Radiator. Two built in wardrobes. Double glazed window to rear with extensive views. Door to landing.

FAMILY BATHROOM

Half tiled Surrounds. Wash hand basin in vanity unit with drawer below. Panelled bath. WC. Extractor fan. Feature beam. Ceiling halogens. Contemporary vertical radiator. Double glazed window to front. Door to landing.

OUTSIDE

The property's total site area is around 4.22 acres and provides a lovely private wildlife haven comprising large areas of native trees, formal lawn and wildlife grassed areas, Large paddock, formal vegetable garden with hard wood raised beds and 'Woodpecker' cedar wood greenhouse. Productive orchard, timber shed. Ample gravel parking. Large stone patio to rear. All enclosed by 5 bar fencing and mature hedgerows. Far reaching extensive views. Three driveway post lamps and

matching double post lamp. Matching lights at entrance to garage and utility room. Halogen house lights to front and rear.

DETACHED GARAGE BUILDING

This detached stone building originally comprised stabling and has since been converted into a large single garage and store rooms. The stable doors are still in situ and so could be re-opened if required. The building also offers the potential for residential conversion into an annexe (subject to any consents).

Ground floor.

Garage.

Automatic up and over door. Power connected. Ceramic sink unit with cold tap.

Timber staircase to first floor.

Two Store Rooms.

Front room with up and over door. Rear room with work top, power connected, personnel door to side.

First floor.

Two rooms with power connected and 2 skylights

SERVICES

Mains electricity and water. Septic tank drainage. Oil fired central heating.

GRADE II LISTED

Description obtained from historicengland.org.uk:

Hay barn. Probably early C19. For the Cradock family of Hartforth Hall (qv).

Rubble,

Welsh slate roofs. 3-bay main range flanked by lower single- bay lean-to ranges.

Quoins to outer ends of lean-tos, which have doors, windows to left, slit vents to right.

Main range has 3 straight-headed full-height openings with quoins to separating piers. Hipped roof to main range. Of similar design to hay barn near Easingtown Barn

(qv) and Brooms Field Barn (qv).

DIRECTIONS

The property is just to the south of Hartforth Lane which links Gilling West (1.5 miles to the south east) with the A66. Its is approached down a hardcore track (which is also used by the residents of the neighbouring Hartforth Mews properties) and the property is on the right hand side.

The postcode is DL10 5JU

The What3words location is seeing.history.retrain

GENERAL INFORMATION

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Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. The title register is NYK 217092.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – Mallard House.

Particulars Prepared – June 2023.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

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CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**
A life assurance policy may be required. Written quotation available upon request.

MALLARD HOUSE





Total area: approx. 181.0 sq. metres (1948.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

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