

HUTTON GARTH HEALAUGH



Commanding a fine elevated setting with stunning views over the Dale, a substantial detached family residence of quality offering extensive four-bedroom accommodation with three reception rooms and conservatory, with a wealth of original features, beamed ceilings and natural stonework, set in beautiful well-stocked, terrace gardens with garaging and grass paddock land of approx. 6 acres towards the riverbanks.

In the heart of the Yorkshire Dales National Park, Hutton Garth is well-located for local market towns, main road and rail communications to the major commercial centres of the region. Viewing is most strongly recommended.

HALL – LIVING ROOM – DINING ROOM – STUDY – CONSERVATORY - KITCHEN/BREAKFAST ROOM - WC/CLOAKS – 4 BEDROOMS – EN-SUITE BATHROOM/WC – BATHROOM/WC – DOUBLE GARAGE – STORE – GARDENS – GRASS PADDOCK LAND (6 ACRES approx.)

LPG CENTRAL HEATING

DOUBLE GLAZING

Price: £850,000

The accommodation extends to.....

HALL:

With leaded glazed panelled entrance door.

WC/CLOAKS:

Having WC and wash-hand basin in vanity unit.

STUDY:

(6'2'' x 9'9'') A useful study/office room with windows to the front and side.

KITCHEN/BREAKFAST ROOM:

(17'5'' x 11'3'') Fitted with an extensive range of units in light finish with marble worksurfaces and dresser unit, Belfast sink, plumbing points, built-in Neff ovens, microwave, hobs and coffee machine and glazed double doors to the conservatory.



CONSERVATORY:

(10'7'' x 10'1'') A good-size double-glazed conservatory, south-facing and opening to the gardens.



DINING ROOM:

(20'7'' x 14'2'') An extensive formal dining room with superb carved Minster fireplace and coal-effect LPG fire, beamed ceiling, stripped wood flooring and door to the front.



LIVING ROOM:

(26'3'' x 13'11'') A substantial main reception room again with beamed ceiling, carved Minster fireplace with cast-iron stove and windows to the front.



LANDING:

An open through landing to the principal bedrooms.

BEDROOM 1:

(11'3'' x 18'3'') With feature open-trussed ceiling, carved fireplace surround with coal-effect LPG fire, again fine open views and....

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BEDROOM 3:

(12'2" x 11'4") Again a good-size bedroom with cast-iron fireplace, ornate wash-hand basin, beamed ceiling and window seat.



EN-SUITE BATHROOM/WC:

(15'10" x 13'9") Having large corner bath with shower attachment, twin wash-hand basins in vanity unit, WC and built-in cupboards.



BEDROOM 4:

(8'8" x 13'2") Having beamed ceiling, window seat, ornate wash-hand basin and cast-iron fireplace.

BATHROOM/WC:

(8'4" x 11'4") With claw-foot bath and shower attachment, walk-in shower cubicle, wash-hand basin in vanity unit and WC.



BEDROOM 2:

(13'4" x 14'1") A further double bedroom with feature cast-iron fireplace, ornate wash-hand basin and window seat.



DOUBLE GARAGE:

(17' x 18' approx.) With electric double doors, light, power and personal door to the side.

STORE:

(16'6" x 6'8") Again with light and power.



GARDENS:

Beautifully laid out terraced lawned “cottage” gardens stretching to the front and side of the property with raised well-stocked borders, a variety of mature trees, shrubs and conifers, south-facing flagged main terrace, pathways and steps to the front, feature ponds and ornamental lamp.

Driveway and hardstanding area to the side.

GRASSLAND:

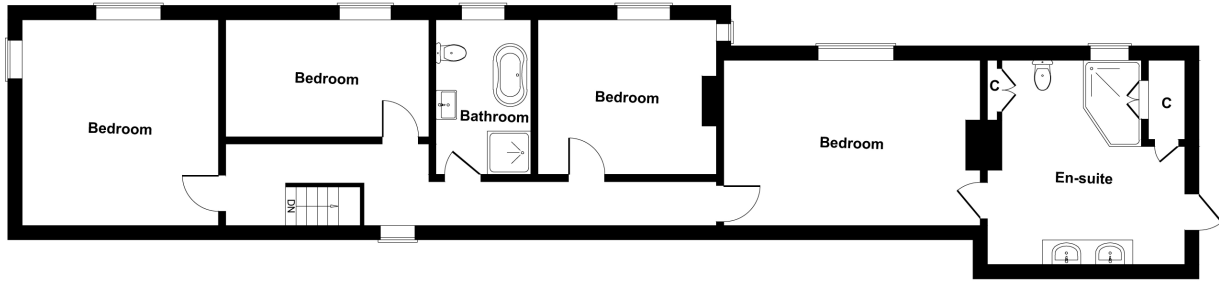
Grass paddock land of approx. **6 acres** in good heart extending to the front of the property towards the riverbanks, well hedged and fenced.

Finer Information

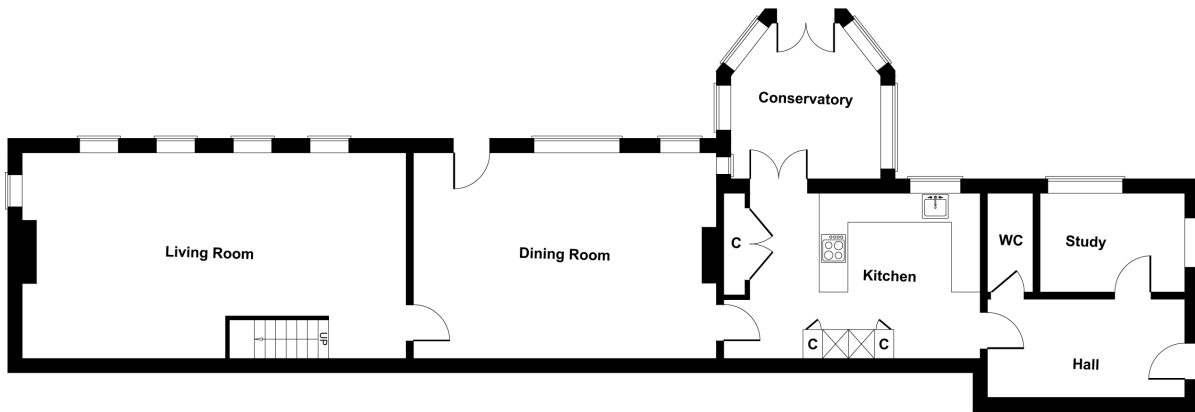
- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity and water. Private septic tank drainage.
- **Broadband & Mobile:** Superfast broadband currently supplied by BT with mobile coverage via EE. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** G
- **EPC Rating:** F
- **Heating:** LPG fired central heating.
- **Note:** Public footpath across site.
- **Note:** No onward chain



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FIRST FLOOR



GROUND FLOOR

Produced by Potterplans Ltd. 2024

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.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



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