

## **THE OLD KENNELS HARTFORTH**



Enjoying a peaceful setting in open Estate countryside, a unique period property of great character with original features, beamed ceilings and natural stonework providing unique four/five bedroom accommodation with two/three reception rooms requiring general updating, private inner courtyard, garaging and extensive lawned gardens.

The Old Kennels is well-located within the Holmedale Valley accessible for local market towns and main road communications to the major centres of the region.

**HALL – LIVING ROOM – DINING ROOM – KITCHEN – WC/CLOAKS – SITTING ROOM/BEDROOM 5 – BATHROOM/WC – EN-SUITE BATHROOM/WC – 4 BEDROOMS – THE COURTYARD – STORE – GARAGE - GARDENS**

**OIL CENTRAL HEATING**

**FREEHOLD**

**Price: £695,000**

The accommodation extends to.....

**HALL:**

With panelled entrance door an open through hallway overlooking the courtyard and staircase to the first floor.

**WC/CLOAKS:**

Having WC and wash-hand basin.

**LIVING ROOM:**

(30'11" x 13'3" max.) A substantial open living room enjoying good natural light with feature arched windows, french doors to the gardens, superb stone fireplace with open-grate fire.



**SITTING ROOM/BEDROOM 5:**

(6'5" x 13'11") Providing an additional living or bedroom as required.

**DINING ROOM:**

(14'3" x 11'6") Providing a formal dining area with stone-flagged floor, beamed ceiling and french doors to the courtyard.



**KITCHEN:**

(14'8" x 7'5" opening to 16'7" x 5'1") An "L shaped" kitchen with range of units, worksurfaces, sink units, tiled surrounds, built-in oven and hob, "Aga" stove, **walk-in pantry** store and **breakfast area** with beamed ceiling.



**BATHROOM/WC:**

(13'11" x 7'3" max.) Having panelled bath, wash-hand basin in vanity unit, shower cubicle, WC, tiled surrounds and linen cupboard.

# The Old Kennels, Hartforth, Gilling West, DL10 5JY

## **BEDROOM 2:**

(14'1" x 13'2") A good-size bedroom with wash-hand basin and window to the rear.



## **BEDROOM 3:**

(10'7" x 11') Enjoying open views to the front.

## **BEDROOM 4:**

(11' x 10'5") Again with fine open views to the front.

## **BEDROOM 1:**

(19'8" x 11'7") A substantial first floor main bedroom, again with fine open views, original cast-iron fireplace, wardrobe area and....



## **EN-SUITE BATHROOM/WC:**

Having panelled bath, wash-hand basin and WC.



## **THE COURTYARD:**

A private enclosed central courtyard with....

### **"THE ARCHES"**

(10'3" x 20'6") Open arched original storage areas and....

### **STORE:**

(11'9" x 10'3") Offering great further potential.





### **GARAGE:**

(15' x 18' approx.) A substantial attached garage with lights, power points and personal doors to the hall and front.

### **GARDENS:**

Good-sized gravelled hardstanding parking areas to the front with neat stone walling surrounds and pathway to the side.

Extensive lawned gardens stretch to the side and rear south-facing, flanked by mature trees with flagged **terrace** and well-stocked shrubbery borders bounded by open farmland.

### **Finer Information**

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity and has a private water supply.
- **Broadband & Mobile:** Broadband currently supplied by Shell Energy. Please check the Ofcom website for mobile suppliers available.
- **Council Tax Band:** F
- **EPC Rating:** F
- **Heating:** Oil fired central heating.
- **Note:** Drainage to private septic tank.





**The Old Kennels, Hartforth, Gilling West, DL10 5JY**  
Approximate Gross Internal Area  
2744 sq ft - 255 sq m  
(Excluding Courtyard, Outside Storage & Garage)



**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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