



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

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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 washhand 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 castiron 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.





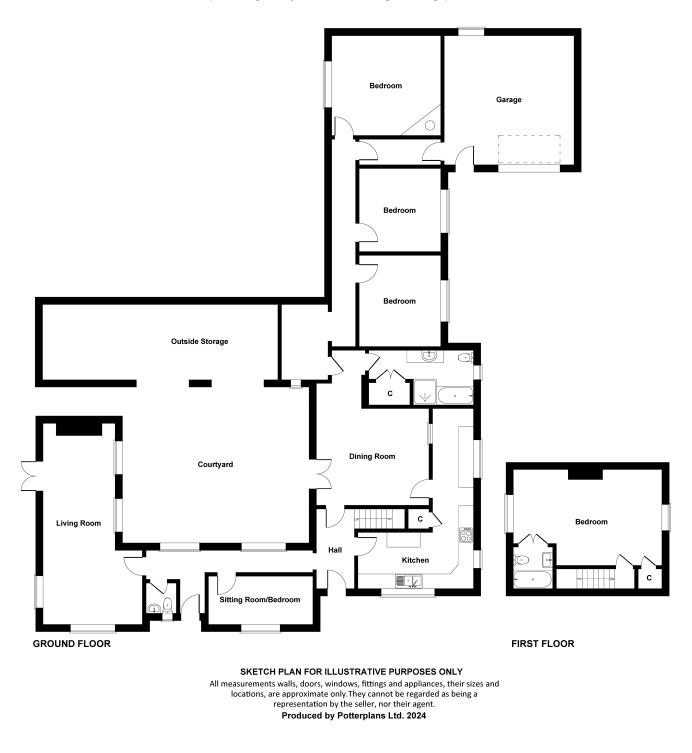








The Old Kennels, Hartforth, Gilling West, DL10 5JY Approximate Gross Internal Area 2744 sq ft - 255 sq m (Excluding Courtyard, Outside Storage & Garage)



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

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