



# 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

# 27a Market Place, Richmond DL10 4QG Tel: 01748 822 525 Fax: 01748 825 656 Email: richmond@charltonsestateagents.com Website: www.charltonsestateagents.com

**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.





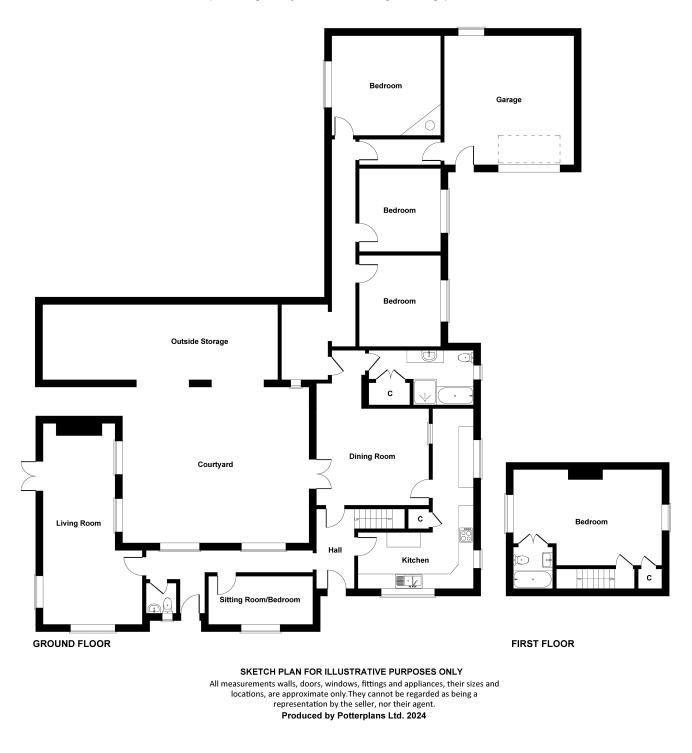








The Old Kennels, Hartforth, Gilling West, DL10 5JY Approximate Gross Internal Area 2744 sq ft - 255 sq m (Excluding Courtyard, Outside Storage & Garage)



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