

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

OFFERS OVER £650,000

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.





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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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