



THE FOLD  
West Layton





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# THE FOLD

West Layton, North Yorkshire, DL11 7PS

A stunningly presented high specification three bedroom barn conversion with beautiful views over open countryside to the rear, situated in the highly sought after village of West Layton.

West Layton is nestled just off the A66 and benefits from the popular Mainsgill Farmshop being only 1.5 miles away. The property is located between two historic market towns, Barnard Castle and Richmond. Barnard Castle provides a number of nurseries, primary and secondary schools including the renowned

## ACCOMMODATION

Stunning Barn Conversion

Exposed Beams & Trusses

Three Bedrooms

Approx 30ft Living Room

Beautiful Contemporary Breakfast Kitchen

Countryside Views

Double Garage



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## Accommodation

The Fold is a truly stunning converted three bedroom property with accommodation over two floors with exposed beams, beautiful gardens and countryside views.

## Ground Floor

The entrance hall has a tiled floor and staircase to first floor with solid oak doors leading to a cloakroom, breakfast kitchen and living room. The living room is a stunning large room with two patio doors to the garden and a log burning stove. The generous sized kitchen is fitted with a contemporary range of flint grey units, integrated appliances and freestanding island unit, a walk-in pantry currently used as a study. To the rear of the kitchen there is a spacious utility room.

## First Floor

The first floor landing provides access to three bedrooms, one with an en-suite shower room and the four piece house bathroom. All the bedrooms boast exposed beams trusses with Velux windows. Two of the three bedrooms have beautiful views over open countryside to the rear.







### Externally

To the rear of the property there is an immaculately kept enclosed rear garden with walled and fenced boundaries. There are both lawn and patio areas to the rear providing ample 'al fresco' dining space with great views to the rear.

### Double Garage & Parking

To the front of the property there is a gravelled driveway and parking area with external tap. The double garage has two timber doors and it has both power and light.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded D.





## Particulars

Particulars written in May 2023.

Photographs taken in May 2023.

## Services and Other Information

Mains electricity and water are connected. Private shared drainage. Oil fired central heating.

## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

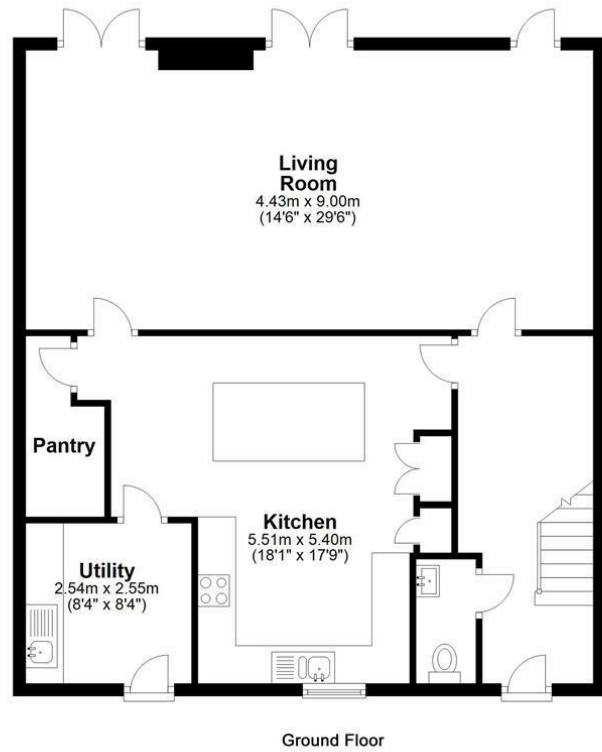
## Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

# The Fold West Layton

Total area: approx. 171.0 sq. metres (1840.6 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 74                      | 81        |
|   | EU Directive 2002/91/EC |           |



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