



Greystones

Clack Lane, Osmotherley, Northallerton, DL6 3PP

youngsRPS 

Greystones Clack Lane Osmotherley Northallerton DL6 3PP

A rare opportunity to purchase this 4 bedroom detached home located on the outskirts of the sought after village of Osmotherley. The property boasts spectacular views over open countryside and sits in a plot of approximately 0.75 acres. The versatile accommodation includes a superb garden room, three bathrooms, garage and extensive off street parking.

- Extensive views over North York Moors and beyond
- Versatile & spacious accommodation
- Superb garden room
- Garage & extensive off street parking
- Within easy reach of the A19 trunk road & mainline train station in nearby Northallerton

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Northallerton 01609 773004



An entrance vestibule with decorative glass archway welcomes you into this charming house. There are four well-proportioned reception rooms offering flexibility of space. The spacious living room boasts an inglenook fireplace with multi fuel stove and large bay window to the front with window seat below. Glazed doors lead into a spectacular garden room with mesmerising views over open countryside via French doors. The dining room offers a more formal space for entertaining, with solid oak flooring and bay window enjoying open views. The characterful breakfast kitchen is also located at the rear of the property, allowing the owners to make the most of the views. The kitchen comprises a range of oak wall and floor units, laminate worktops and a ceramic 1 1 / 2 bowl sink and drainer. There is a freestanding slimline dishwasher, electric range, space for a tall fridge freezer and fitted larder cupboards. Doors from the kitchen lead into a larder cupboard and boot room with door to the side and further cupboard with shelved space and room for an additional appliance. A utility room can be found off the entrance hallway with wall and floor units, laminate worktops, stainless steel sink and drainer, plumbing for a washing machine, oil central heating boiler and door to the integral single garage. The study/playroom is also accessed off the main hallway and provides a useful additional reception space with bay window to front.

A grand staircase with decorative bannister leads up to a galleried landing with a bank of fitted cupboards and large window to the front, allowing light to flood in. Three of the four bedrooms are located to the rear of the property, benefiting from the countryside views. The master bedroom is of generous proportions and boasts dual aspect windows to the side and rear and his and hers fitted wardrobes. A door leads into the ensuite bathroom comprising panel bath with shower over, wall hung basin and WC. The second bedroom also has an ensuite shower room with walk in shower, WC and pedestal wash hand basin. The third bedroom will easily house a double bed with space for additional furniture. Bedroom 4 is located to the front of the property and is a very spacious single. The family bathroom is equally as generous and comprises a large, deep fill bath, wash hand basin, a bank of fitted cupboards and windows to side and front. There is a separate WC with window to the side. The gardens are a real feature of Greystones with the site measuring approximately 0.75 acre. Timber gates lead to a generous tarmac driveway and parking area affording ample off-street parking. There is an integral garage with up and over door, power and light. The front garden is well screened by mature native hedging and has a lawned area, timber shed and log store. Entry can be gained to the rear garden via access either side of the

property. A timber fence down the right side of the property leads to an enclosed area with doors accessing the garage and boot room. The rear garden has a flagged sun terrace which looks out onto the large expansive lawns interspersed with a variety of mature specimen trees & shrubs. The views beyond are breath-taking across the National Park. The garden is supremely private and secluded. It is partially sloped and mainly laid to grass providing a seasonal wild flowering meadowland. A timber gate provides vehicular access via a right of way across a neighbouring property.

LOCATION Greystones is located on the outskirts of Osmotherley, one of the area's most sought after villages which is located within the North Yorkshire Moors National Park. It is within easy reach of the A19 trunk road & the mainline train station in nearby Northallerton. The village has a range of well-regarded restaurants & pubs, a village store, primary school & regular bus service whilst being perfectly located for a range of outdoor pursuits.

TENURE It is understood that the property is Freehold.

CHARGES North Yorkshire Council Tax Band G.

SERVICES Mains electric & water are connected. Septic





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 68 D |
| 39-54 | E | 49 E | |
| 21-38 | F | | |
| 1-20 | G | | |



tank for sewerage which is located in the garden of a neighbouring property for which a right of way is afforded for access. Oil fired central heating.

VIEWINGS Strictly by appointment only with the Agents.

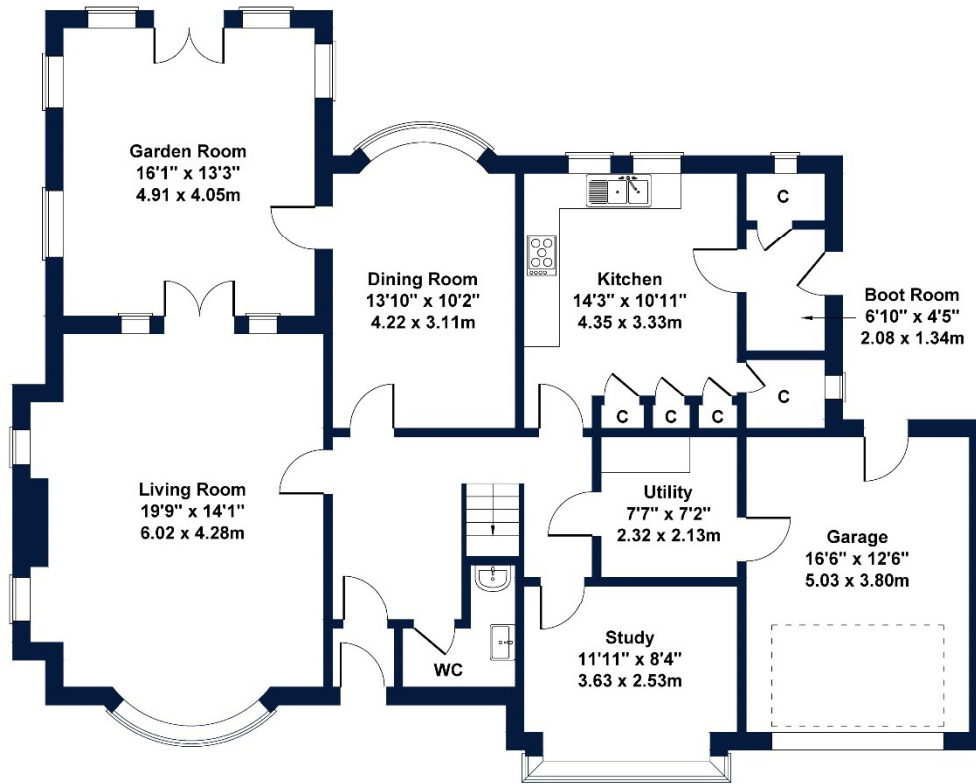
AGENT'S NOTES The property is sold as seen. It is understood that the septic tank is unlikely to be compliant with current regulations and this should be considered with any offers put forward.



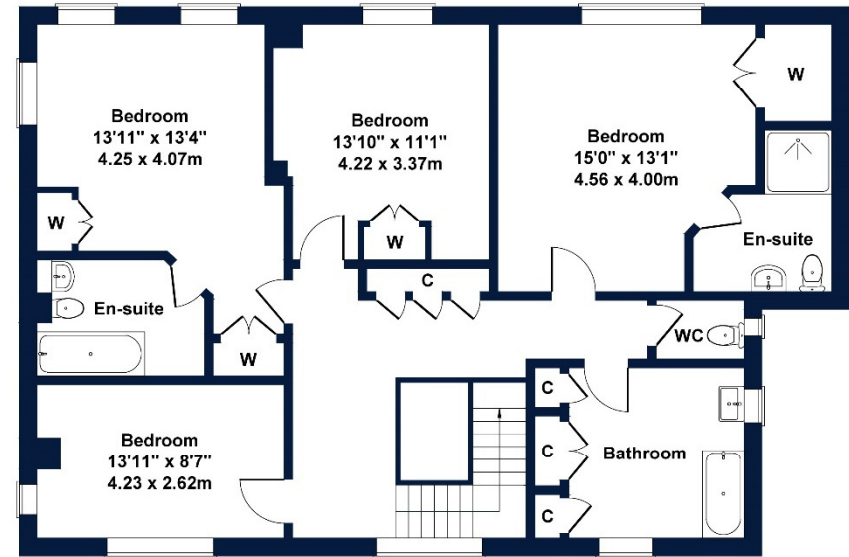


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Approximate Gross Internal Area
2777 sq ft - 258 sq m



GROUND FLOOR



FIRST FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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