

# 2 West Layton Manor

RICHMOND | NORTH YORKSHIRE



**FINEST**  
PROPERTIES



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An historic country house currently run  
as a successful lifestyle business

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A1(M) Scotch Corner 5.5 miles | Richmond 7.5 miles | Barnard Castle 8.0 miles  
Darlington Rail Station 14.3 miles | Durham City Centre 27.4 miles | Newcastle International Airport 54.2 miles





  
**WEST LAYTON  
MANOR**  
*Your Country Life*

## Accommodation in Brief

Hall | Reception Hall | Dining Room | Drawing Room | Sitting Room  
Kitchen/Breakfast Room | Pantry | Utility/Cloakroom

First Floor Landing and Reading Area | Six Bedrooms with En-Suites  
Two Linen Stores | Store Room | Basement

Garden and Grounds | Parking | Outbuilding/Shed | Timber Greenhouse







## The Property

West Layton Manor, which dates back to the 1870s and was built by John Johnson of Newcastle, is a magnificent Victorian manor house that sits on the southern edge of the popular hamlet of West Layton and close to the market towns of Richmond and Barnard Castle. Today the property is divided into three principal residences with 2 West Layton Manor forming the central portion and including some of the property's most impressive features. Offering well-presented period accommodation with original fireplaces, sash windows some of which have working shutters, stunning original carved oak staircase and decorative plasterwork the house has been refurbished by the current owners and now includes high-quality, contemporary en-suites to the bedrooms, with elegant Calcutta marble. The property is currently a fabulous, spacious home combined with a three-day a week boutique B&B business which offers an excellent income stream. The current vendors also successfully rent out the house as a whole for paying guests as and when demand dictates.



The front door with glazed fanlight and windows to either side opens into an entrance hall that leads into a welcoming reception hall with the original carved oak staircase, stunning ornate ceiling plasterwork and large open fireplace with ornate brass canopy. The principal reception rooms, a drawing room and formal dining room, are located to the front of the house, enjoying views over the garden and grounds. To the rear there is an everyday sitting room which could also be used as a study if required and has a door leading to the extensive basement. The kitchen/breakfast room is fitted with a good range of units, 1½ bowl sink and drainer, a range-style cooker, plumbing for a dishwasher and has a large sash window overlooking the

garden and door leading out to the rear terrace. Off the kitchen there is a shelved pantry which leads to a useful utility room/cloakroom with WC. The property also benefits from a newly installed Worcester Bosch boiler.

To the first floor there is a spacious, galleried landing with feature arches and a charming reading area, four double bedrooms all of which have en-suite bathrooms and views over the gardens and grounds. There are also two practical linen stores at either end of the hallway. The oak staircase continues from the landing to the second floor, where a feature light illuminates the entrances to two well-proportioned suites. Each suite comprises it's own sitting room, bedroom and en-suite bathroom with freestanding roll top baths. The sitting rooms and bedrooms benefit from pleasant views over the gardens and grounds with sash windows and roof lights offering light filled spaces.

The full-height basement, which is accessed via original stone steps, is divided into three rooms all of which have original stone shelves; one houses the boiler while the others offer workshop and storage space all of which benefit from power and light.

**Note**

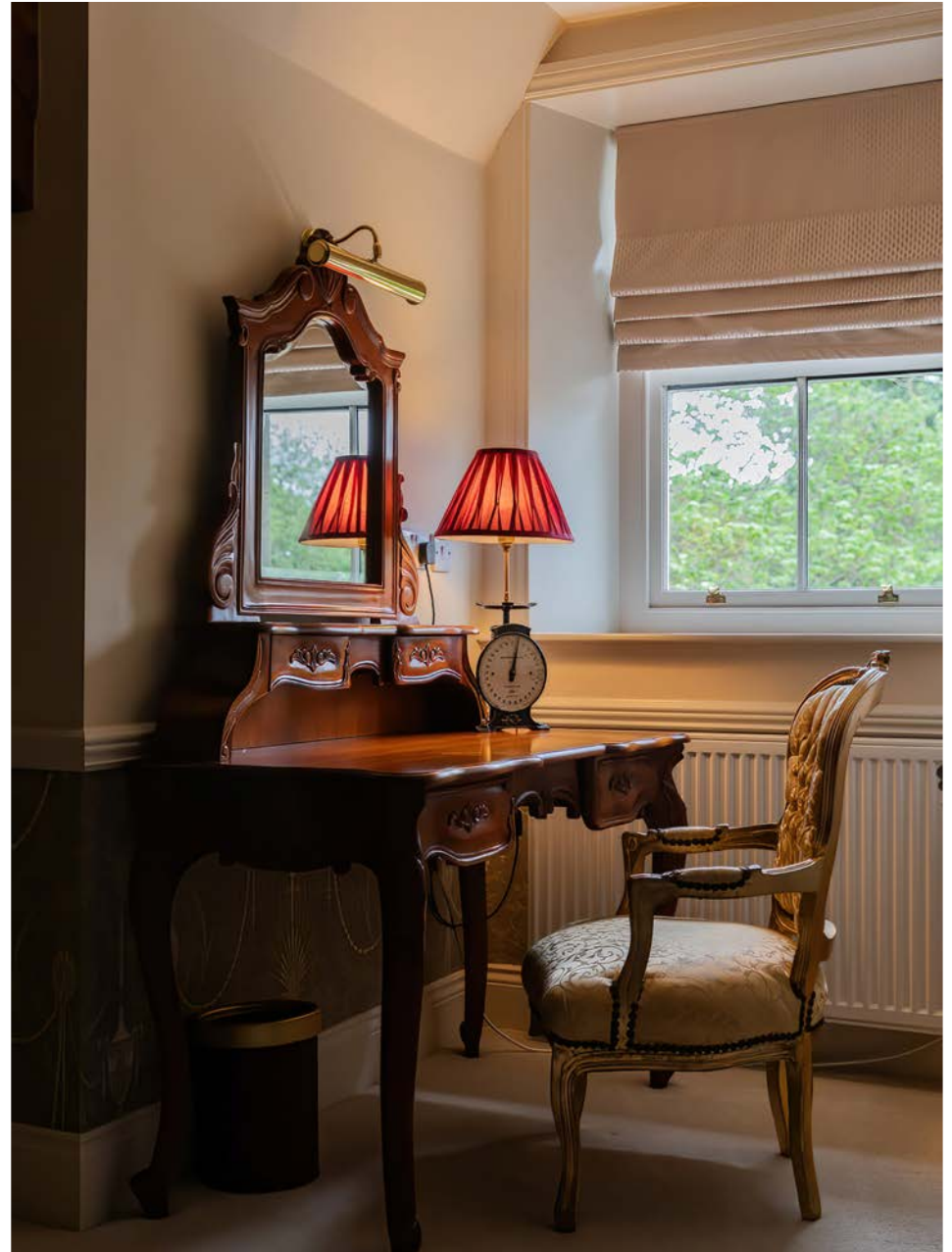
The property may be purchased fully furnished if desired to be agreed by separate negotiation.





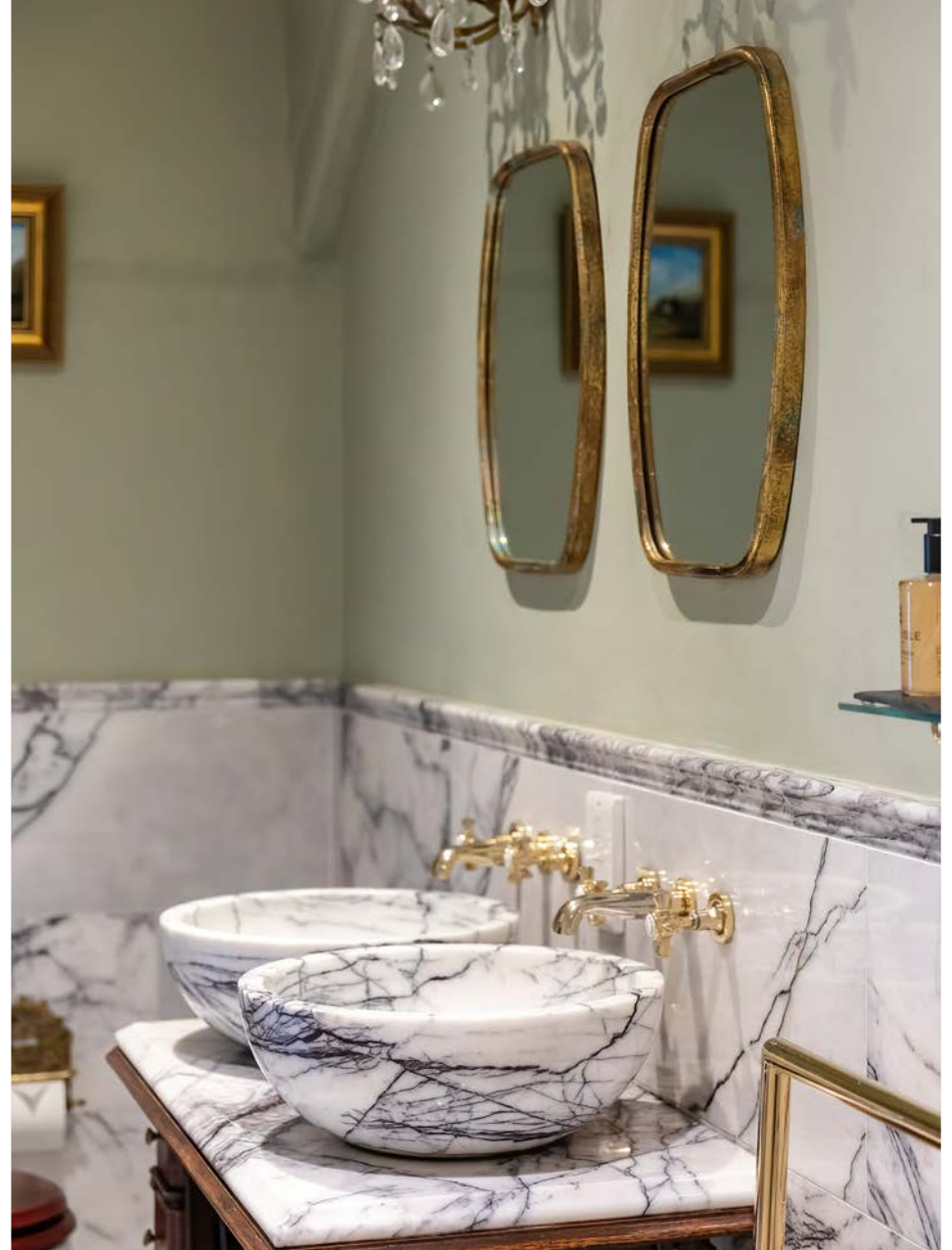












## Externally

The property is approached along a private gravelled drive through mature woodland and leads to the front of the house where there is a generous parking and turning area. The front garden includes a paved terrace adjacent to the house which offers privacy and shelter from boundary hedging. To the rear of the house the garden is mainly laid to lawn with an open aspect, mature shrubs and trees, there is a vehicular access to the rear from a private lane where there is a large outbuilding/shed and a timber greenhouse.

## Local Information

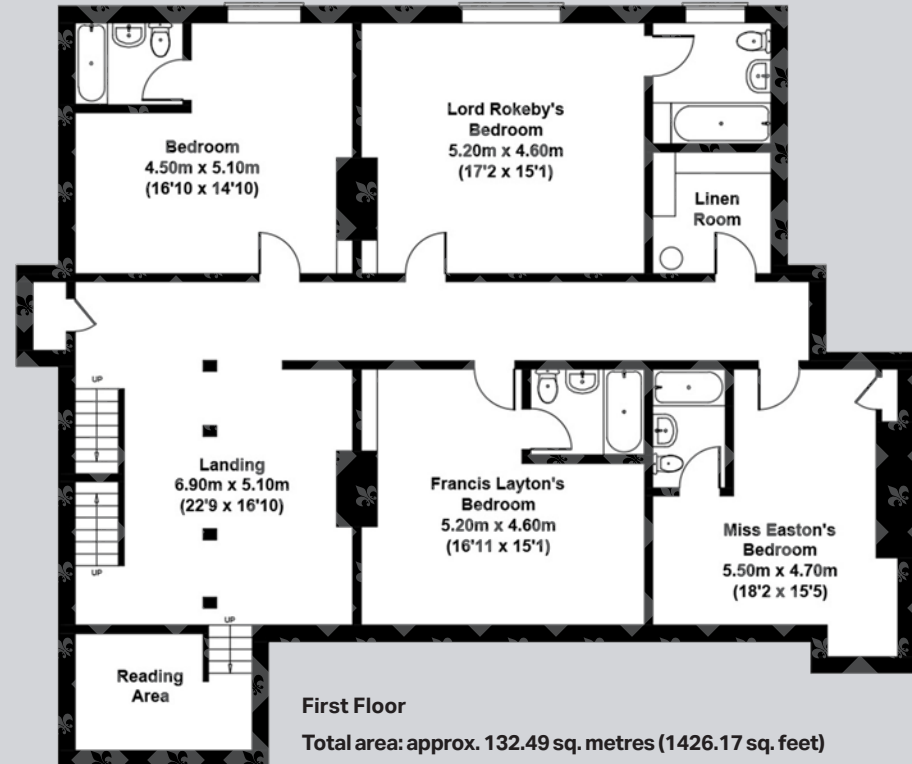
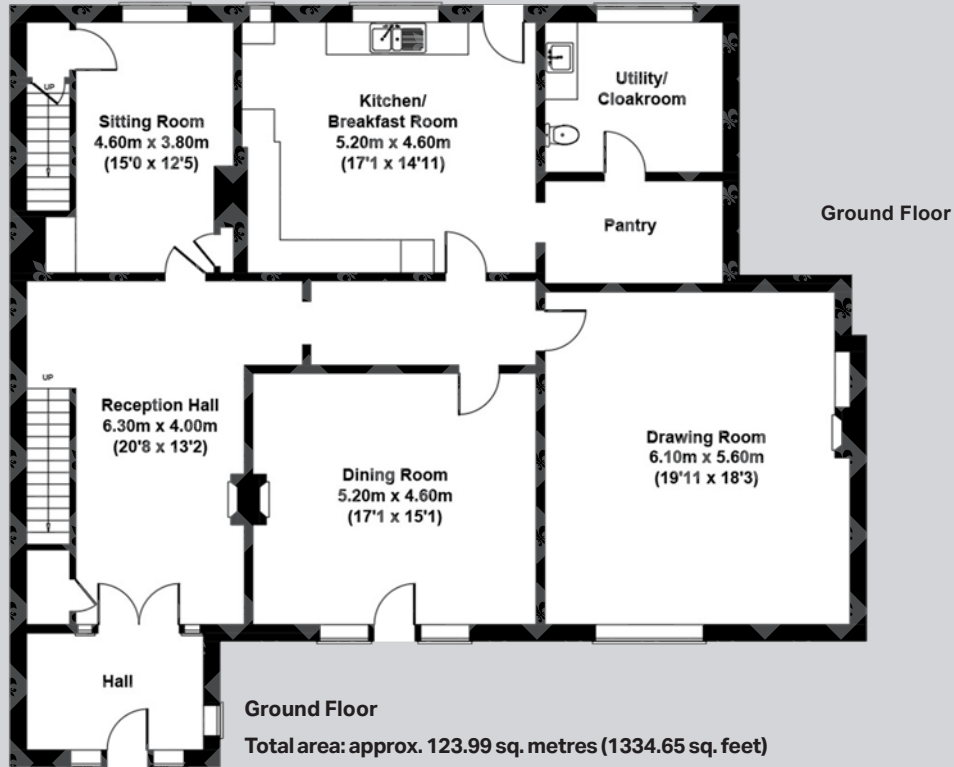
The sought-after hamlet of West Layton has a number of surrounding villages offering excellent local amenities with a range of local shops, public houses and further facilities. For the outdoor enthusiast there is easy access to both the Yorkshire Dales National Park and the North York Moors National Park. The nearby historic market towns of Barnard Castle and Richmond offer further amenities with a good selection of shops and recreational facilities, while Darlington provides a wider range of retail, educational and professional services. Durham and Newcastle city centres are also within easy reach and provide comprehensive cultural, recreational and shopping facilities.

For schooling, there is a Primary School in Ravensworth, while secondary schooling is offered at Richmond. There is also excellent private schooling locally including the highly-regarded Barnard Castle School.

For the commuter the hamlet is well-located for access to the regional business and commercial centres, with the A66 providing access east and west to the A1 and M6. Darlington offers East Coast main line rail services north and south while international air services are available from Durham Tees Valley, Newcastle and Leeds/Bradford airports which are all very accessible.

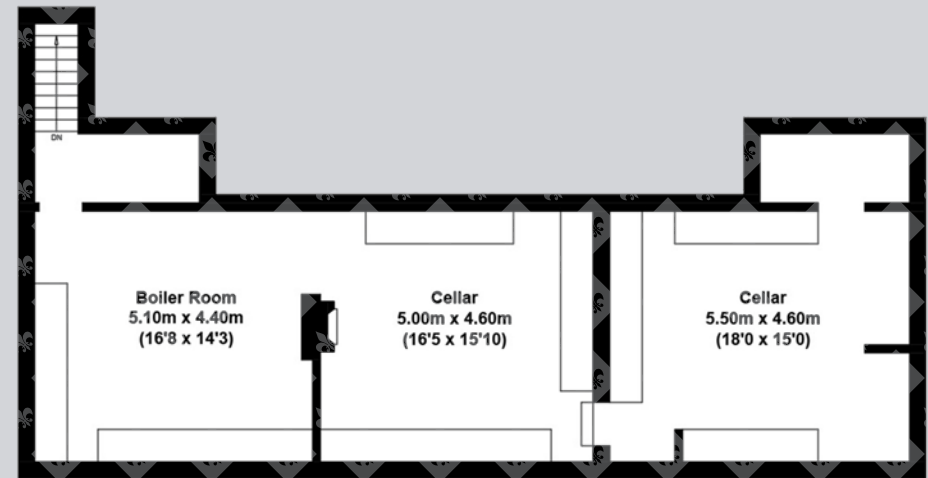
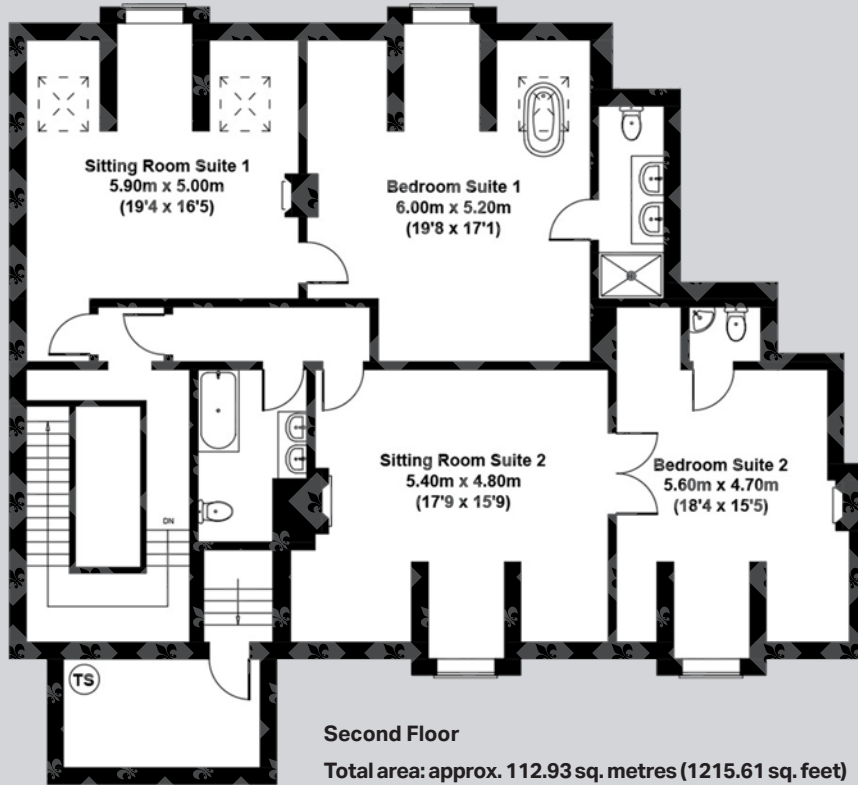


# Floor Plans



Total area: approx. 440.72 sq. metres (4743.93 sq. feet)

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Google Maps



what3words

///songbird.playful.bombshell

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains water and electricity, private drainage and biomass boiler for central heating and hot water.

## Sporting & Mineral Rights

The mineral and manorial rights including sporting rights are included within the sale.

**Postcode**

DL12 8NW

**Council Tax**

Band G

**EPC**

Rating Exempt

**Tenure**

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

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of distinctive property*

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