



The Grange, Gayles, Richmond, North Yorkshire, DL11 7JG
Offers over £800,000



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A SUPERB Grade II Listed Fully Refurbished Georgian Country Home with fine views. Viewing is an absolute MUST. Fabulous stone-flagged GRAND RECEPTION HALL, 3 RECEPTION ROOMS (each with multi-fuel stoves or fireplace), KITCHEN/BREAKFAST ROOM, large UTILITY/BOOT ROOM & WC. Immaculate CELLAR (Cinema Room or wine etc storage); 4 Double BEDROOMS, BATHROOM & SHOWER ROOM. Enclosed GARDENS, adjoining GARAGE & PARKING. Laden with lovely features, plus Heritage Slimlite Double Glazing, 'Leathered' Sandstone Flooring, High Ceilings, Column Radiators & Oil Central Heating. AN ABSOLUTE GEM for sale with NO ONWARD CHAIN.

Gayles is an attractive rural Conservation Area village (with a Bus Stop) under 2 miles from RAVENSWORTH (Primary School, The Bay Horse Pub, nearby Farm Shop & Village Hall). Shoulder Of Mutton at Kirby Hill about 1 mile, Historic RICHMOND about 6 miles, 9 from BARNARD CASTLE & 16 miles from DARLINGTON (LONDON Kings Cross about 2 hours 20 minutes; A66 about 3 miles, A1(M) at Scotch Corner about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

Lovely GRAND HALL 8.55m x 2.40m max (28'0" x 7'10" max)

3.34m/10'11" ceiling, Sandstone flagged floor & wide staircase to first floor. Doors to front & rear, & to:

CELLAR 5.96m max (5.14m) x 2.31m (19'6" max (16'10" x 7'6")

1.82m/5'11" ceiling height. Stone-flagged floor with flagged plinths/cask racks. Deep alcove, strip-lighting, power & radiator. Window to side. Several use options including Cinema Room or wine etc storage.

SITTING ROOM 4.50m x 4.49m min (14'9" x 14'8" min)

Fireplace with Hunter boiler stove & shuttered bay window to front.

FAMILY ROOM/SNUG (VIEWS) 4.52m x 3.87m (14'9" x 12'8")

Lovely stone surround fireplace with Aarrow multi-fuel stove, Sandstone flagged floor, shelved nooks & cupboard. Window to rear with pleasant views.

DINING ROOM 4.51m x 4.49m (14'9" x 14'8")

Imposing Register grate fireplace, Sandstone flagged floor, nook cupboards & shuttered window to front.

KITCHEN/BREAKFAST ROOM (VIEWS) 5.04m max x 3.82m (16'6" max x 12'6")

Handmade by Scawton Kitchens of Thirsk: Fitted units with 'leathered' Granite worktops & inset twin Belfast sinks. 'Leathered' Granite island/breakfast unit & eye-catching large stone fire surround housing the range cooker (LPG). Great Pantry unit, integrated full-height fridge, dishwasher, microwave & pull-out bin & recycling cupboard. Sandstone flagged floor & window to rear with pleasant views.

REAR VESTIBULE

Door to outside & to:

WASHROOM/WC 1.73m x 1.12m (5'8" x 3'8")

Sandstone flagged floor, washbasin, WC & window to front.

UTILITY/BOOT ROOM 4.06m max x 3.13m (13'3" max x 10'3")

Sandstone flagged floor, floor units with wood-block worktop & inset Belfast sink. Recessed stone fire surround, window to rear & door to:

Integral GARAGE 6.17m max x (2.97 max) 2.71m (20'2" max x (9'8" max) 8'10")

See below.

FIRST FLOOR LANDING (VIEWS)

Feature Georgian arched window overlooking the gardens & countryside beyond.

Double BEDROOM 1 (VIEWS) 4.58m x 4.51m (15'0" x 14'9")

Feature stone fireplace with grate, nook cupboard & window to front with countryside views.

SHOWER ROOM 2.58m max x (1.98m max) 1.64m (8'5" max x (6'5" max) 5'4")

Shower cubicle, inset washbasin with cupboard & WC.

Double BEDROOM 2 (VIEWS) 4.54m x 4.52m (14'10" x 14'9")

Feature stone fireplace with grate & window to front with countryside views.

Double BEDROOM 3 (VIEWS) 4.43m x 3.82m (14'6" x 12'6")

Built-in Airing Cupboard & shelved nook. Feature stone fireplace with grate, truss beam & window to rear with countryside views.

Double BEDROOM 4 (VIEWS) 4.64m max (3.17m) x 3.78m (15'2" max (10'4" x 12'4")

Beamed ceiling & window to rear with countryside views.

House BATH/SHOWER ROOM 3.15m x 2.37m (10'4" x 7'9")

Free-standing Heritage bath, inset washbasin with cupboard & WC. Attractive panelling with inset 'wet-room' TV. Window to front.

OUTSIDE FRONT

Grassed area & stone boundary wall to gravelled garden with shrub bed & stone-flagged paths. Up to 4-car hard-standing leading to:

Integral GARAGE 6.17m max x (2.97 max) 2.71m (20'2" max x (9'8" max) 8'10")

Strip-lighting, power & cold-water tap. Double doors to front & window to side.

ENCLOSED REAR GARDENS (VIEWS)

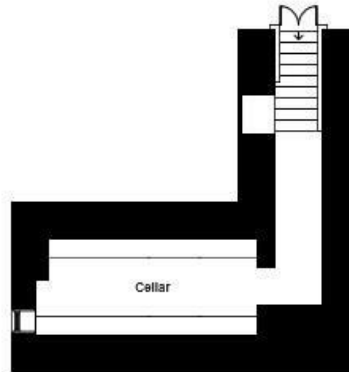
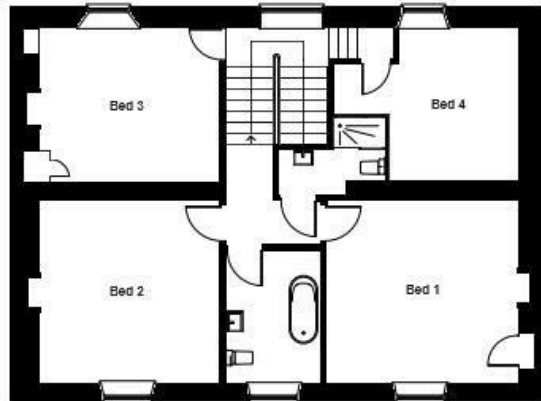
A wide 5-bar side gate leads to the enclosed rear Gardens with lovely views: Lawns, stone-flagged patio areas with railings & stone walling, flower/shrub beds & Wisteria. Outside power socket & lighting.

NOTES

- (1) Freehold.
- (2) Grade II Listed & Conservation Area: 'Farmhouse. Early-mid C19. Coursed rubble sandstone with ashlar dressings, Welsh slate roof. 2 storeys, 3 bays. Chamfered rusticated quoins. Central 6-panel door below over-light in ashlar surround with cyma reversa brackets supporting frieze and cornice. 16-pane sash windows in raised ashlar surrounds. Ashlar coping. End stacks, ashlar to left, brick to right. Windows have shutters with fielded panels. Listing NGR: NZ1263107207'
- (3) Council Tax Band: G
- (4) Services: Mains water, drainage & electricity - LPG gas to Range.
- (5) Internet connection via Quickline
- (6) EPC: Exempt



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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