



Layton Grange East Layton, Richmond, North Yorkshire, DL11 7PQ



STUNNING 2014 Conversion - QUITE SUPERB: 336sqm/3,616sqft of sublime living space: lovely KITCHEN/BREAKFAST ROOM, 4 RECEPTION ROOMS, 4 DOUBLE En Suite BEDROOMS. Adjoining stone OUTBUILDINGS with Planning to extend – See NOTE (1) below, PLUS separate STONE BARN (16.62m x 5.19m max/54'6" x 17'0" max) providing 4-5 vehicle Parking etc, 2 further GARAGES & STORE/BOILER ROOM. Enclosed Southwest walled GARDENS & multi-vehicle Parking Area. Lovely location & secure setting. For sale with NO ONWARD CHAIN. Oil fired Heating (Under-floor heating - radiators to first floor), Double-Glazed sliding sash windows & handcrafted solid Oak ledge & brace latch doors.

LOCATION: East Layton is a tranquil hamlet about 7 miles from RICHMOND, 12 from BARNARD CASTLE & 11 miles from DARLINGTON (Mainline rail station - LONDON Kings Cross 2 hours 20 minutes), A66 just a mile, A1(M) at Scotch Corner about 5 miles.

Guide price £950,000



KITCHEN & DAY ROOM 8.61m x 8.13m max overall (28'2" x 26'8" max overall)

Superb open-plan living with natural light from south & west facing windows overlooking the gardens & courtyard:

KITCHEN 6.61m x 3.78m (21'8" x 12'4")

Bespoke painted Oak units including island with Granite & woodblock worktops & double Belfast sink. Electric Aga, integrated electric oven, induction hob, microwave, full-height fridge, freezer & dishwasher. Oak flooring, ceiling beam, down-lighting & open to:

DAY ROOM 8.61m x 4.12m (28'2" x 13'6")

Oak flooring, ceiling beam, down-lighting & feature fireplace.

UTILITY & DRYING ROOM 3.97m x 1.54m (13'0" x 5'0")

Fitted units with Belfast sink, plumbing for dishwasher (2) & washing machine. Oak flooring & stable door to courtyard.

'PLANT' STORE 1.64m x 1.63m (5'4" x 5'4")

Hot water cylinder.

WASHROOM/WC 1.96m x 1.63m (6'5" x 5'4")

Washbasin & WC

Vaulted DINING HALL 8.08m x 5.90m (26'6" x 19'4")

A spectacular room with a stone flagged floor, down-lighting & southwest facing glazed door with side screens overlooking the gardens. Oak staircase to truss vaulted galleried first floor SITTING AREA.

SITTING ROOM 6.25m x 5.35m (20'6" x 17'6")

Large stone Inglenook fireplace with multi-fuel stove, built-in side unit, ceiling beam, down-lighting & 2 sets of southwest facing French doors overlooking the gardens.

INNER LOBBY & 'EAST WING'

The 'East Wing' has 2 Double En Suite BEDROOMS & an OFFICE - The MASTER SUITE & BEDROOM 2 are on the first floor.

BEDROOM 3. 4.88m x 3.72m (16'0" x 12'2")

A tranquil room with truss vaulted ceiling overlook the gardens.

En Suite BATHROOM 2.71m x 2.65m (8'10" x 8'8")

Limestone floor, free-standing roll top bath & inset washbasin & WC.

En Suite DRESSING ROOM 2.60m x 2.04m (8'6" x 6'8")

NB: The first of the 2 adjoining Outbuildings has Planning

Permission for a CRAFT ROOM/STUDIO, accessed via BEDROOM 3's DRESSING ROOM &/or an external front door... Ref: 21/00532/FULL (Expires 8th December 2024) – See below.

2 Adjoining OUTBUILDINGS

(See below)

BEDROOM 4. 4.27m max (3.71m) x 4.17m (14'0" max (12'2") x 13'8")

Truss vaulted ceiling & French doors open into a private walled & gravelled courtyard.

En Suite SHOWER ROOM 4.12m x 1.17m (13'6" x 3'10")

Shower cubicle, inset washbasin, nook & WC.

OFFICE 4.17m x 3.53m (13'8" x 11'6")

Overlook the gardens.

FIRST FLOOR

Galleried SITTING AREA 4.73m min x (4.94m) 3.30m min (15'6" min x (16'2") 10'9" min)

A lovely light-filled space with truss vaulted ceiling & double-glazed Velux windows.

BEDROOM 1. 6.63m x 4.93m overall (21'9" x 16'2" overall)

Truss vaulted with side window & double-glazed Velux window. The measurements include:

En Suite 'Wet' SHOWER ROOM 3.26m x 2.10m (10'8" x 6'10")

Full-width shower area, inset washbasin with drawers & WC. Limestone floor & double-glazed Velux window, &:

DRESSING ROOM 2.49m x 2.06m (8'2" x 6'9")

BEDROOM 2. 4.94m x 3.59m (16'2" x 11'9")

Double-glazed Velux windows.

En Suite SHOWER ROOM 2.60m x 2.30m (8'6" x 7'6")

Level-access shower area, inset vanity washbasin & WC. Limestone floor & double-glazed Velux window.

DRESSING ROOM 2.69m x 2.56m (8'9" x 8'4")

OUTSIDE

Twin-gates lead to an extensive gravelled driveway & outer courtyard parking area.

Single storey BARN 16.62m x 5.19m max (54'6" x 17'0" max)

Providing 4-5 vehicle garaging etc...Expired planning permission (Ref: 17/00221/FULL) for a 2 Bedroom Dwelling – Claw-back clause. Adjoining Clock tower & double remote electric security gates to:

Enclosed GARDENS & Inner COURTYARD

Accessed through the Clock tower remote electric security gates. Stone walled & Southwest facing with lawn, herbaceous borders, stone flagged patio & extensive gravelled Courtyard. 2 OUTBUILDINGS adjoin the 'East Wing' of the main house:

'East Wing' OUTBUILDING 1. 5.27m x 4.53m (17'3" x 14'10")

Vaulted with light & power. NB: Planning Permission for a CRAFT ROOM/STUDIO, accessed via BEDROOM 3 &/or an external front door...Ref: 21/00532/FULL (Expires 8th December 2024).

'East Wing' OUTBUILDING 2. 5.25m x 3.36m (17'2" x 11'0")

Vaulted with light & power.

Open GARAGE 5.09m max x 4.23m (16'8" max x 13'10")

Electric vehicle charging point, light & power.

GARAGE 4.99m max x 3.32m (16'4" max x 10'10")

Light & power.

STORE & BOILER ROOM 4.82m x 3.62m (15'9" x 11'10")

Grant oil boiler, cold water tap, light & power. Former wood pellet, biomass boiler plant.

NOTE

- (1) The BARN previously had Full Planning Permission (Ref: 17/00221/FULL) for Conversion & Extension to a 2 Bedroom Dwelling – now expired. Claw-back clause.
- (2) The first of the 2 OUTBUILDINGS adjoining the 'East Wing' of the main house has Planning Permission for a CRAFT ROOM/STUDIO, accessed via BEDROOM 3 &/or an external front door...Ref: 21/00532/FULL (Expires 8th December 2024).
- (3) The separate 'entrance courtyard' OUTBUILDINGS previously had Planning Permission (Ref: 17/00221/FULL) for Conversion & Extension to a 2 Bedroom Dwelling – now expired. Claw-back clause.
- (4) Freehold
- (5) Council Tax Band: F
- (6) EPC: 63-D
- (7) Services: Mains Water, Drainage & Electricity.
- (8) Oil Central Heating & Zoned Under-floor heating (radiators to the first floor) - the 'EAST WING' can be isolated.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their count and location, are approximate only. They cannot be regarded as being a representation by the architect for their agents.



FIRST FLOOR



GROUND FLOOR

