



East House Kirby Hill, Holmedale, North Yorkshire, DL11 7JH



FABULOUS 'PERIOD-MODERN' Home – BEAUTIFULLY PRESENTED with STUNNING VIEWS. 3/4 Double Bedrooms with 9.05m x 4.51m max/29'8" x 14'9" Kitchen/Breakfast & Dining Room, deep Sitting Room with multi-fuel Stove & large 3.76m x 3.69m Office/Bedroom 4. 3 Bath/Shower Rooms, large Boot Room/Utility. Adjoining Garage (EV charger). The GARDENS, GROUNDS & VIEWS are Amazing!! Slimlite double-glazing, Photovoltaic Solar Panels (Tesla Powerwall 2, 13.5kWh Battery & Gateway) & Oil boiler - A FANTASTIC HOME & Highly Recommended.

The village is home to the Shoulder of Mutton pub & a Grade I Listed, 12th century parish church. RAVENSWORTH is about 1.5 miles (Primary school & The Bay Horse dining pub) & Stoneygate Farm Shop & Cafe about 1 mile; BARNARD CASTLE about 11 & DARLINGTON 16 miles - 2 hours 20 minutes to LONDON Kings Cross. A66 Trans-Pennine Route about 3 miles & A1(M) at SCOTCH CORNER about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & The Yorkshire Dales are readily accessible.

Sir Nikolaus Pevsner described Kirby Hill as "a perfect village, but ... also ... exceptional".

£795,000



RECEPTION HALL

KITCHEN/BREAKFAST & DINING ROOM 9.05m x 4.51m max (29'8" x 14'9" max)

A great space for entertaining & comprising:

KITCHEN/BREAKFAST ROOM 4.51m x 3.87m (14'9" x 12'8")

Contemporary fitted units & island breakfast unit with cupboards & attractive worktops. Lovely stone fire surround with inset induction hob, twin ovens, inset sink & integrated dishwasher. Oak flooring, double-glazed window to front overlooking the green & opening to:

DINING ROOM 5.23m x 2.80m (17'1" x 9'2")

Quirky 'ladle' cupboard, Oak flooring & double-glazed windows to sides.

Walk-in LARDER

UTILITY/BOOT ROOM 2.76m x 2.76m (9'0" x 9'0")

Wall & floor units with worktop & inset 1 & 1/2 bowl sink, plumbing for washing machine, dryer & freezer spaces. Double-glazed windows to sides & door to outside.

REAR HALL 1.80m x 1.58m max (5'10" x 5'2" max)

A useful coats area with Worcester oil boiler & Tesla gateway unit. Double-glazed window & door to rear.

INNER HALL

Original staircase to the first floor & door to small 'CELLAR-STORE' with light point.

SITTING ROOM 5.59m x 4.64m (18'4" x 15'2")

An elegant deep room with multi-fuel stove, beamed ceiling & double-glazed window to front overlooking the green.

OFFICE/BEDROOM 4 (VIEWS) 3.76m x 3.71m (12'4" x 12'2")

A lovely light room with multi-fuel stove & Pine flooring. Double-glazed window to side & French doors overlooking the gardens & beyond.

'Wet' SHOWER ROOM 2.12m x 1.99m (6'11" x 6'6")

Contemporary elegance with full-width shower area, washbasin with cupboard & WC. Wall & floor tiling, inset lit toiletry shelf, down-lighting & double-glazed window to side.

FIRST FLOOR LANDING

Feature staircase to nowhere – please ask! Hatch with ladder to loft with boarding. Velux window & double-glazed window to side.

INNER LANDING

Built-in Airing Cupboard with pressurised hot water cylinder.

Double BEDROOM 1 (VIEWS) 4.24m x 3.82m (13'10" x 12'6")

Double-glazed windows to front (overlooking the green & beyond) & rear, down-lighting & door to:

EN SUITE 3.70m x 1.44m max (12'1" x 4'8" max)

Full-width level shower area, inset washbasin with cupboard under & inset WC. Down-lighting & 2 double-glazed windows to side.

Double BEDROOM 2 (VIEWS) 4.63m x 4.58m max (15'2" x 15'0" max)

Including built-in twin wardrobes & plus walk-in Airing Cupboard. Feature cast grate, down-lighting & double-glazed window to front overlooking the green & beyond.

Double BEDROOM 3 (VIEWS) 3.76m x 3.71m (12'4" x 12'2")

Alcove & cupboard. Double-glazed window to rear with wonderful views.

Double BEDROOM 4. 3.76m x 3.71m (12'4" x 12'2")

See Ground Floor OFFICE/BEDROOM 4 above.

'House' BATH/SHOWER ROOM 2.17m x 2.14m (7'1" x 7'0")

Cast iron enamel bath, washbasin & WC. Wall & floor tiling, inset toiletry shelf, down-lighting & double-glazed window to side.

OUTSIDE FRONT

Stone boundary wall, small lawned area & concrete hardstanding leading to: Side access to:

Adjoining GARAGE 5.55m x 3.10m (18'2" x 10'2")

Electric vehicle charging point, strip-lighting & power. Double doors to front & side door to Rear Garden.

WORKSHOP 3.36m x 1.44m (11'0" x 4'8")

Tesla Powerwall 2 Battery, solar inverter, light & power. Window to side.

AMAZING GARDENS & GROUNDS (VIEWS)

The Enclosed Rear Gardens & Grounds (About 0.86 Acres) are an absolute delight – the Views simply stunning. Lawns, stone flagged Patio Area, delightful teardrop BBQ area with Indian flag stones & unimpeded views toward the distant Hambleton Hills; established Fruit & Vegetable Garden, stone walled inner Garden with 2 large Sheds. Extensive Garth Garden & Wildlife Rise with 'those views'. Solar Pv Panels, outside power, lighting & water.

NB: Ride on mower available by separate negotiation.

NOTES

- (1) Freehold
- (2) Grade II Listed
- (3) Council Tax Band: G
- (4) EPC: Exempt
- (5) Heating: Oil boiler & Photovoltaic Solar Panels (Tesla Powerwall 2, 13.5kWh Battery & Gateway, to cover power outages) - RUNNING COSTS circa XXXX
- (6) Mains Electricity, Water & Drainage
- (7) Right of way to rear over the right-hand neighbouring property.

NB: IMPROVEMENT WORKS

Reroofed 2016

Re-wired 2007

Photovoltaic Solar Panels & Tesla Powerwall 2 system





