



Kennel Garth, Dalton Hall, Dalton, DL11 7GU  
Asking price £420,000





## Kennel Garth, Dalton Hall, Dalton, DL11 7GU

A rare find - OFFERED WITH NO ONWARD CHAIN - KENNEL GARTH is a wonderfully unique property situated behind Dalton Hall which lies between the villages of Newsham and Dalton, a mere 8 miles from bustling market town of RICHMOND and equidistant of BARNARD CASTLE. The property offers privacy in a lovely rural location and is a sympathetic conversion of an original run of farm buildings thought to date back to the early 1800s. The buildings had a range of purposes including small barns, pig-sty and kennelling.

The stoutly fenced, LARGE WEST FACING GARDEN includes wildflower margins, a stone rill and trough and has beautiful Spring daffodils and snowdrops and room for GENEROUS PARKING AREA.

If you are seeking a character-filled home Kennel Garth, with its blend of historical charm and wildlife interest, is the perfect choice for you. Don't miss out on the opportunity to possess your own unique piece of countryside living conveniently located between the market towns of Richmond and Barnard Castle.

### SITTING ROOM 4.14 x 5.53 (13'6" x 18'1")

A lovely, sunny room with exposed beams into the eaves, a stone-flagged floor, stone fireplace and chimney breast with a Chesney's wood burning stove. A glazed door leads directly out into the garden.

### KITCHEN & DINING HALL 4.63 x 1.99 5.61 x 1.95 (15'2" x 6'6" 18'4" x 6'4")

This part of the cottage was originally used to house working dogs and gives Kennel Garth its name. There are two glazed doors opening into the attractive, stone-flagged inner courtyard with iron railings.

The kitchen includes bespoke designed units by Anthony Nixon combining painted cabinetry and oak fronted drawers, Miele oven and induction hob. There is a large Belfast sink, the floor is stone-flagged and there is a second run of units, under an oak worktop, incorporating the fridge, freezer, recycling bins and further cupboards. The worksurface is illuminated by three original Victorian pendant lights.

Two stone steps lead down to the inner lobby, the utility room and separate W.C.

### INNER LOBBY

Stone flagged floor, doors to; cloaks/w.c. and utility room. Framed pig hole window, oak staircase to the principal bedroom.

### CLOAKS/W.C

Closed cupboard w.c, with contemporary hand bowl with mixer tap, sitting on a marble plinth with cupboard below, tiling to part walls.

### UTILITY ROOM

Floor mounted oil fired boiler, plumbing for automatic washer. Flagged stone flooring.

### BATHROOM

A light room with bath/shower over and glass screen. There is a heated chrome towel rail and a mirrored vanity unit with cupboard below. The low-level window was once one of the 'pig holes'.

### BEDROOM 2 4.11 x 3.20 (13'5" x 10'5")

A double bedroom with glazed door and deep set side window with shutter.

### FIRST FLOOR

### PRINCIPAL BEDROOM 4.24 x 3.45 (13'10" x 11'3")

A double bedroom with exposed beams and stone recessed fireplace.

### OUTSIDE

Kennel Garth is approached through a timber, five-bar gate to gravelled, private parking for several cars.

The courtyard and easily maintained gardens provide a large, grassed area and the choice of several seating spots with attractive, established planting including a rose border, specimen conifers and acers.

There is a large summerhouse/shed and a log-store in the cobbled courtyard area.

The bins and oil tank are hidden from sight behind a stonewall at the end of the garden.

### NOTES

Grade II\* listed in association with Dalton Hall  
Oil-fired central heating with traditional style cast iron radiators throughout  
Mains Water – Yorkshire Water  
Septic Tank  
OFFERED WITH NO ONWARD CHAIN



**ASKING PRICE £420,000**





