



The Croft

The Ford, East Layton, North Yorkshire, DL11 7PG



Robin Jessop

AN ATTRACTIVE STONE BUILT PERIOD PROPERTY IN AN ACCESSIBLE VILLAGE LOCATION WITH GARDENS, PARKING & WORKSHOP

- Detached Period Property
- Spacious Accommodation with Two Reception Rooms, Conservatory & Family Room
- Stylish Fitted Kitchen Diner
- Four Double Bedrooms
- Pretty Front Garden with Rear Terrace Adjacent Open Countryside
- Off Road Parking and Workshop
- Guide Price Range: £600,000 - £650,000

SITUATION

Richmond 8 miles. Barnard Castle 10 miles. Darlington 11 miles. Northallerton 22 miles. Teesside 27 miles. Leeds Bradford and Newcastle Airports are both around one hours drive. The Lake District is also within striking distance. Regular trains from Darlington and Northallerton run direct to London's King Cross.

The Croft is nicely situated within a small cul-de-sac in the rural village of East Layton which lies in close proximity to the A66 making it very accessible.

The village benefits from a church and there is a renowned farm shop nearby which sells a wide range of local produce and groceries.

DESCRIPTION

The Croft is an attractive stone-built family house which is nicely positioned within a quiet cul de sac. The property has been very well maintained and improved during the vendors ownership with a high-quality new kitchen, improved bathrooms and redecoration throughout. The property lends itself to family living as well as offering work from home potential.



The property is entered via a beautiful solid Oak front door which leads into a welcoming reception hall with an exposed timber floor, feature cast iron fireplace and shelving. The reception hall provides access to the first floor, living room and dining room. The dining room has feature alcoves to either side of the feature fireplace and leads into the conservatory which overlooks the front garden.

The modern and stylish kitchen is well equipped and features a good range of base units with ceramic sink and drainer, integrated appliances including dishwasher and a gas Rangemaster Falcon cooker with extractor and space for a fridge freezer. The room has electric underfloor heating, ample dining space and three windows overlooking the garden to the rear.

Also, on the ground floor is a living room with open Rayburn set within an impressive stone surround, a downstairs shower room and a family room with a gas stove which could be used as a home office or fifth bedroom and a utility room.

To the first floor there are four double bedrooms, one of which has an ensuite shower room, and a family bathroom with shower and a freestanding roll top bath.

Externally the property is complemented by a pretty front garden comprising lawn, mixed flower beds and a mix of trees making it very private. To the rear is a terraced garden with patio, rockery style flower beds and a vegetable garden with raised beds. There is a delightful patio adjacent open countryside offering excellent views. Usefully, there is a garden room and a large workshop providing excellent storage.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

AGENT NOTE

Please note that there is a right of way over the rear driveway for the benefit of two neighbouring properties. The owners of The Croft have a right of way over the driveway of the neighbouring property.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
///curve.postings.deferring

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

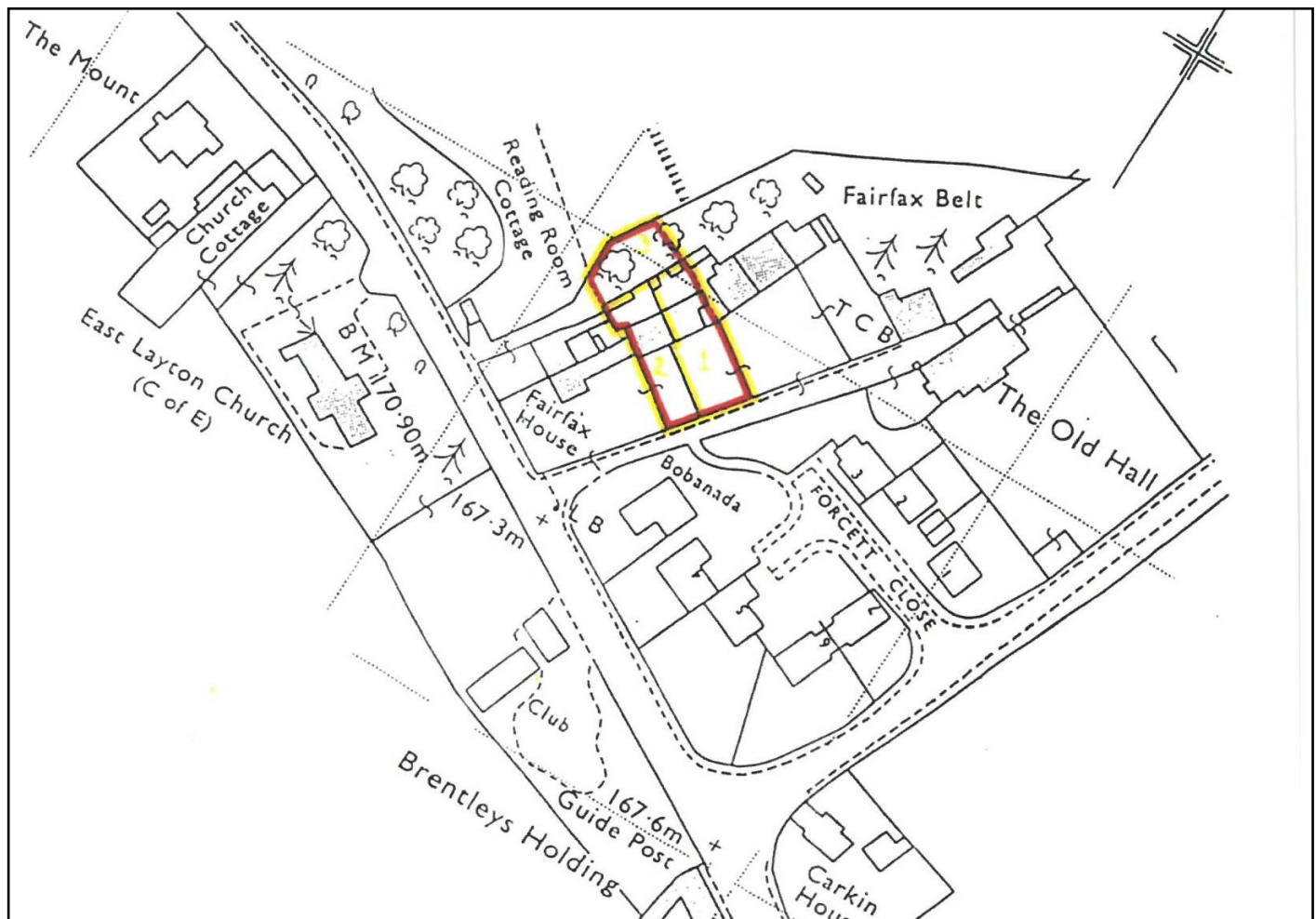
Band F.

SERVICES

Mains electricity, drainage and water. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton, North Yorkshire, DL7 8AD.



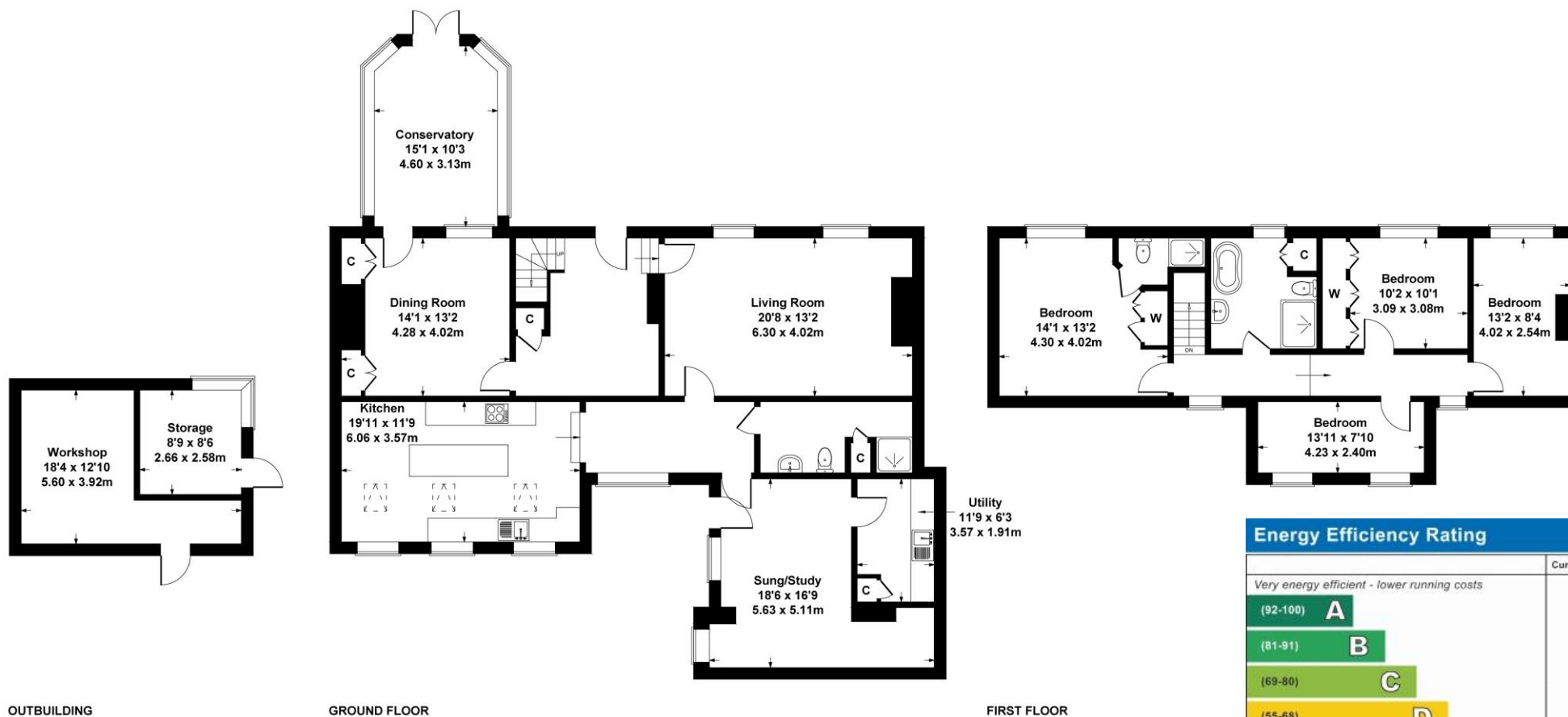
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Approximate gross internal area

House 206 sq m - 2217 sq ft

Outbuilding 22 sq m - 237 sq ft

Total 228 sq m - 2454 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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