



The Grange
Yarm Lane, Great Ayton, North Yorkshire



Robin Jessop



The Grange

Yarm Lane, Great Ayton, North Yorkshire, TS9 6PY

A Stunning Family Home with an Abundance of Character Set in the Open Countryside

- Unique Three Storey Family Home
- Generous Accommodation
- Double Garage, Outbuildings & Workshop
- Private Rear Gardens
- Quiet & Peaceful Location
- Guide Price: £950,000

SITUATION

Great Ayton 1 mile, Stokesley 3 miles, Middlesbrough 8 miles, Yarm 13 miles, Northallerton 18 miles, Darlington 23 miles (All distances are approximate).

Great Ayton has its own station only two miles from The Grange which forms part of the historic Esk Valley Railway which runs through the North York Moors from Middlesbrough to Whitby.

The village is situated on the edge of the North York Moors National Park in North Yorkshire.

Great Ayton has an excellent range of independent shops, cafes and restaurants as well as a library. Leisure activities include a tennis club and courts, football and cricket pitches. There are extensive bridleways in the beautiful Cleveland Hills and beyond.

INTRODUCTION

The Grange was built in approximately 1890.

The property has been immaculately kept and is complete with character with many original features including, beautiful intricate coving, stone mullion and stained-glass windows and large fireplaces throughout.

The accommodation is spread over three storeys extending to a total of eight bedrooms over 5,000 sq. ft.

There are two separate shared private driveways leading to The Grange, the one leading to the rear of the property is off Yarm Lane and access to the front of the property is off the main Stokesley road.

DESCRIPTION

Accommodation

The property is entered into via a beautiful crafted solid wooden door which leads to the entrance hall. The entrance hall is of very generous size which leads to the ground floor accommodation.

There are two large sitting rooms both of which feature a fireplace with a marble surround, substantial bay windows and Victorian coving. Along the hallway, is the dining room and kitchen.

The kitchen benefits from ample of natural light from the dual aspect windows and white fitted units. There is a useful island and extended breakfast bar which has been designed to maximise the use of space.

Opposite the kitchen is the utility room, which has also been fitted with a range

of units, a sink and storage cupboards which is a useful all year round.

Accessed from the main staircase is the first floor which extends to five bedrooms and two bathrooms. The principal bedroom is complemented by the south east facing windows which looks over the grounds, gardens and open countryside, the bedroom also has a range of built in wardrobes, a separate dressing room and a close by bathroom.

The further four double bedrooms are all of generous size, which feature small fireplaces and spectacular views.

Whilst not forgetting the walk-in linen store, which has been extended by the current owners to create a fabulous room area for laundry and extra storage.

To the second floor which is accessed part way down the landing is a further three bedrooms and a shower room,

which has great potential to be a perfect retreat for guests, office space or further accommodation for the main residence. These rooms continue with the property's character with beautiful wooden beams and eaves fittings.

Externally

The property benefits from a double garage, workshop, brick-built tool store and an outside W.C. Whilst allowing for plentiful parking to the front and rear of the property.

The Grange extends to a beautifully landscaped garden which is completely private with its high hedges and mature trees, which invites an abundance of nature.

To the rear of the property there is a patio area, which the current owners have utilised with outdoor furniture making use of the sun trap during the summer months.

Overall, The Grange offers a very rare opportunity to own a unique and individual country property filled with character and scope. Viewing is strongly advised.

GENERAL REMARKS & STIPULATIONS

Viewing

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

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.

We will then 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 being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest Andrew Dickins MRICS FAAV or Lauren Terry BSc Hons as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is both freehold and leasehold and vacant possession will be given upon completion.

Council Tax

Band G.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary fences, ditches and walls and other boundaries separating this property from other properties not belonging to them.

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not

Services

Mains electricity. Mains water. Mains Gas. Shared septic tank.

Fixtures & Fittings

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

WHAT3WORDS

Every three-meter 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.

///overdrive.asked.employers

Local Authority

Hambleton District Council, Civic Centre, Stone Cross, Rotary Way, Northallerton, North Yorkshire, DL6 2UU
TEL : 01609 779977

Energy Performance Certificate

Energy Rating D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



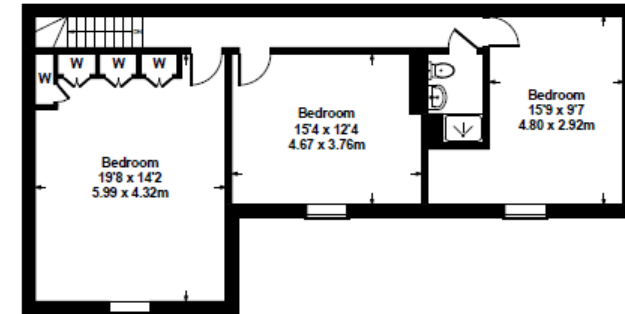
The Grange, Yarm Lane, Great Ayton, TS9 6PY

Approximate gross internal area

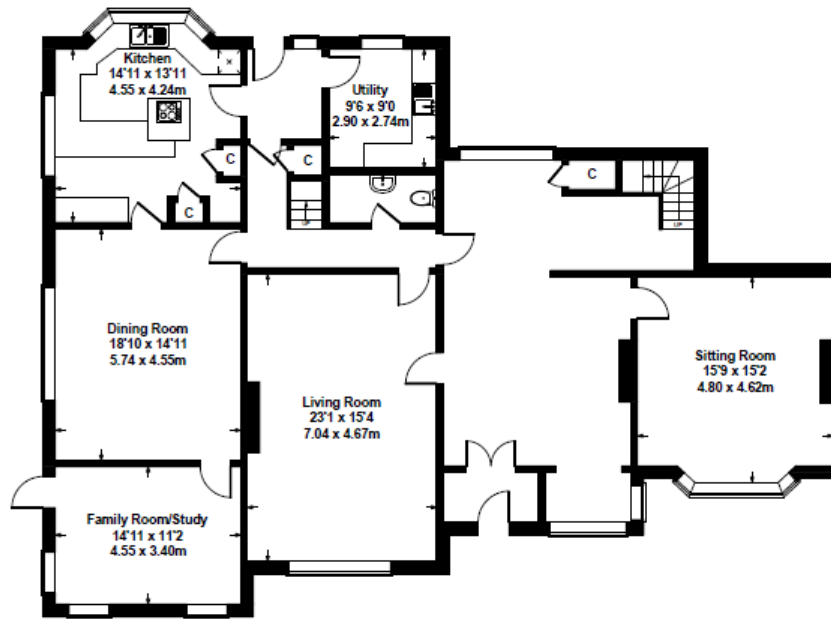
House 450 sq m - 4844 sq ft

Outbuilding 49 sq m - 527 sq ft

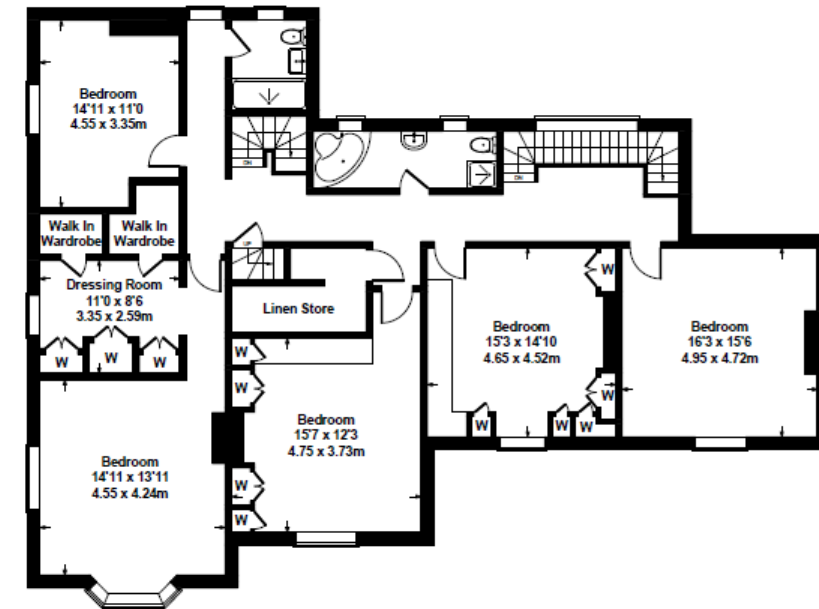
Total 499 sq m - 5371 sq ft



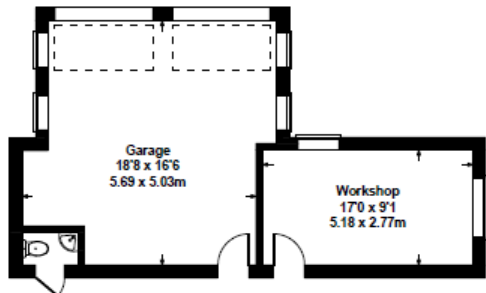
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

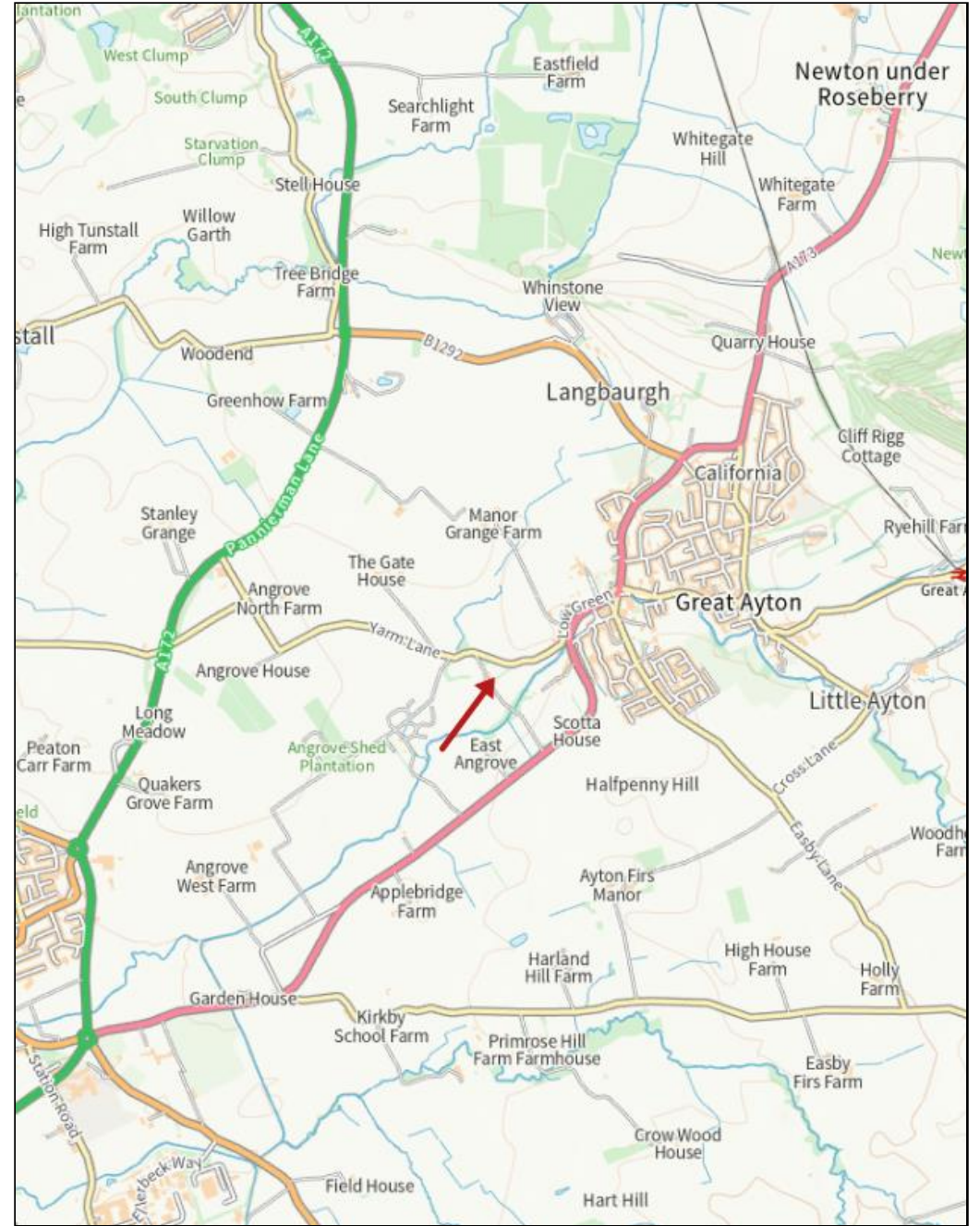


OUTBUILDING

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.

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