



Ayton Firs Hall

Great Ayton, North Yorkshire



Robin Jessop



Ayton Firs Hall

Great Ayton, North Yorkshire TS9 6JB

A Fabulous & Outstanding Opportunity to Purchase a Modern Refurbished 19th Century Country Residence Set In 23.16 Acres Approx – For Sale as a Whole or in 2 Lots

- 5-7 Bedroom Family Home
- Period Features
- Formal Gardens & Grounds

- Double Garage
- Set in Approximately 3.5 Acres
- Guide Price: £1.35m

- Lot 2: 19.66 Acres approx. of Arable Land
- Guide Price: £200,000

INTRODUCTION

Steeped in history with an abundance of period features and now recently renovated that provides a stunning modern twist, the property was originally built by the Kitching family and forms half of the former Ayton Firs House.

The Kitchings were a local family who were heavily involved in establishing the Darlington and Stockton Railway and the Whessoe Foundry.

Ayton Firs Hall is a stunning and substantial period brick family home, accessed by a long private driveway leading onto secure wrought-iron gates, private parking for multiple cars and a double-garage.

The majority of the grounds are found at the front and side of the property and include a number of separate areas such as an orchard, multiple lawned areas, a woodland area and a large pond.

The property itself is of brick construction under a slate roof and forms a major part of Ayton Firs House which was split into two houses in 1997.

DESCRIPTION

Upon entering this incredible country residence, you are greeted with a charming entrance hall and a stunning Jacobean staircase leading, to the first-floor galleried landing overlooked by a beautiful Victorian stained-glass roof panel.

The ground floor consists of an attractive library / office with two further elegant reception rooms; both offering incredible ceiling height, feature fireplaces, oak paneling on the larger formal room and substantial bay windows. In addition, a stylish and contemporary bespoke kitchen with island is complemented by a spacious pantry room at the rear, and semi-open-plan dining room with further feature

fireplace and impeccable finish. Lastly; a secondary staircase leading to the upper floors, a further stylish and modern breakfast kitchen and utility room with a separate bespoke storage room for cutlery and glassware, and adjacent a stylish downstairs WC and cloakroom with further ample storage.

The first floor consists of three immaculate and charming guest bedrooms in addition a bespoke walk-in wardrobe which doubles as a fourth bedroom. The master bedroom sits at the front of the property and benefits from a stunning en-suite bathroom, in addition to an adjacent converted fifth bedroom which is currently utilised as a delightful south-facing office overlooking the front gardens and parking.

The top floor further consists of a semi-self-contained unit with spacious reception room, ample storage, a

double bedroom and modern family bathroom.

The interior of the property further benefits from oak flooring and panelling on parts of the ground floor as well as multiple original fireplaces.

Externally, the property benefits from a tree-lined driveway leading up to secure electronic gates and then then off-street parking for multiple cars, a newly refurbished double-garage with electricity, multiple outbuildings and approximately 1.98 acres of attractive grounds and gardens.

THE LAND

The land lies well in relation to the main residence to the north and south. The land provides further enhancement and privacy to Ayton Firs Hall.

The land is very well accessed with excellent roadside frontage onto

the local access road leading from the A173 to Easby and Green Lane.

The land is classed as Grade 3 on the Agricultural Land Classification Map for England and Wales.

The land is currently let on a Farm Business Tenancy Agreement.

SITUATION

Stokesley 2.8 miles, Middlesbrough 8.2 miles, Yarm 13.4 miles, Northallerton 17.8 miles, Darlington 22.8 miles. Excellent road links via the A.19, A.1 and A.66 providing easy links to Newcastle, Leeds, Harrogate and York. Northallerton, Middlesbrough, Thirsk and Darlington Mainline Railway Stations are nearby and provide a regular direct service to London Kings Cross. All distances are approximate.

Great Ayton is a popular village situated on the bank of the River Leven and boasts a number of amenities including restaurants, cafes, pubs, sports clubs and the ever-popular Suggitts Ice Cream Parlour and Petch's Butchers.

The village further benefits from two attractive greens and a train station with an easy train to Whitby or Middlesbrough.

GENERAL REMARKS & STIPULATIONS

Viewing

By appointment with Robin Jessop Ltd – 01677 425950.

Tenure

Freehold with Vacant Possession.

Services

Private water source, mains electricity, oil central heating and Klargester waste treatment.

Fixture & Fittings

Only those fixtures and fittings described within the brochure are included in the sale. To be further discussed with Vendor.

Council Tax

Band G.

Easements & Rights of Way

The property is sold subject to all covenants, easements and rights of way whether mentioned in these particulars or not and without prejudice to the foregoing:-

1. The owners of Ayton Firs Manor have a right of way over the access drive coloured yellow on the sales particulars plan.

2. Ayton Firs Hall own the drive way hatched yellow on the sales particular plan which is part of property title plan.

3. The owners of Ayton Firs Hall have a right of way over Green Lane too Easby lane including access to the land at the rear of the property, coloured blue on the attached plan.

4. There is a public bridal way over the field at the rear coloured in Black as seen on the attached plan.

Offers

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

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.

Money Laundering Regulations

Please note that if you are a successful purchaser, you will be required legally to provide two forms of identification and proof of funds / finance upon acceptance of your offer. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with AML Regulations.

USEFUL ADDRESSES

Local Authority
North Yorkshire Council, County Hall,
Racecourse Lane, Northallerton, North
Yorkshire DL7 8AD – 01609 780780

EPC RATING

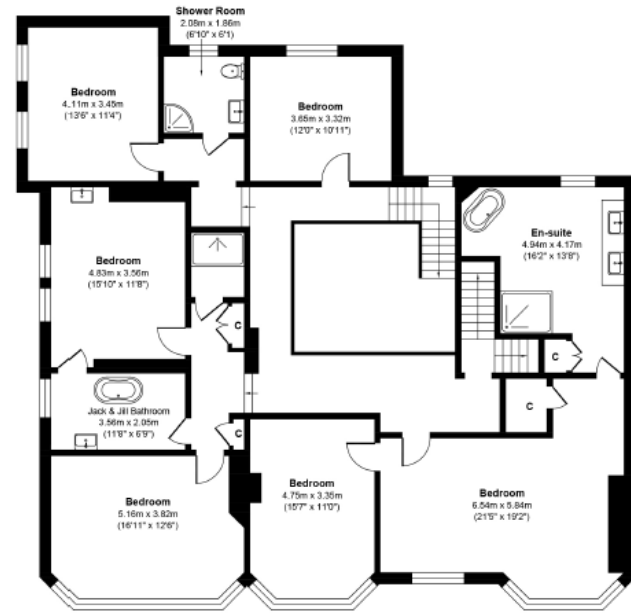
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	41 E	
21-38	F		
1-20	G		



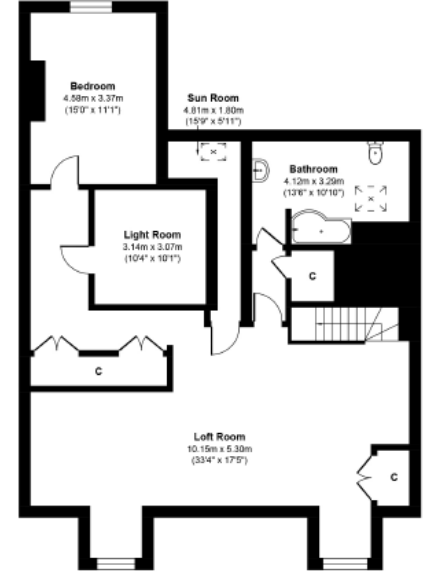
Ayton Firs Hall, Easby Lane, TS9 6JB



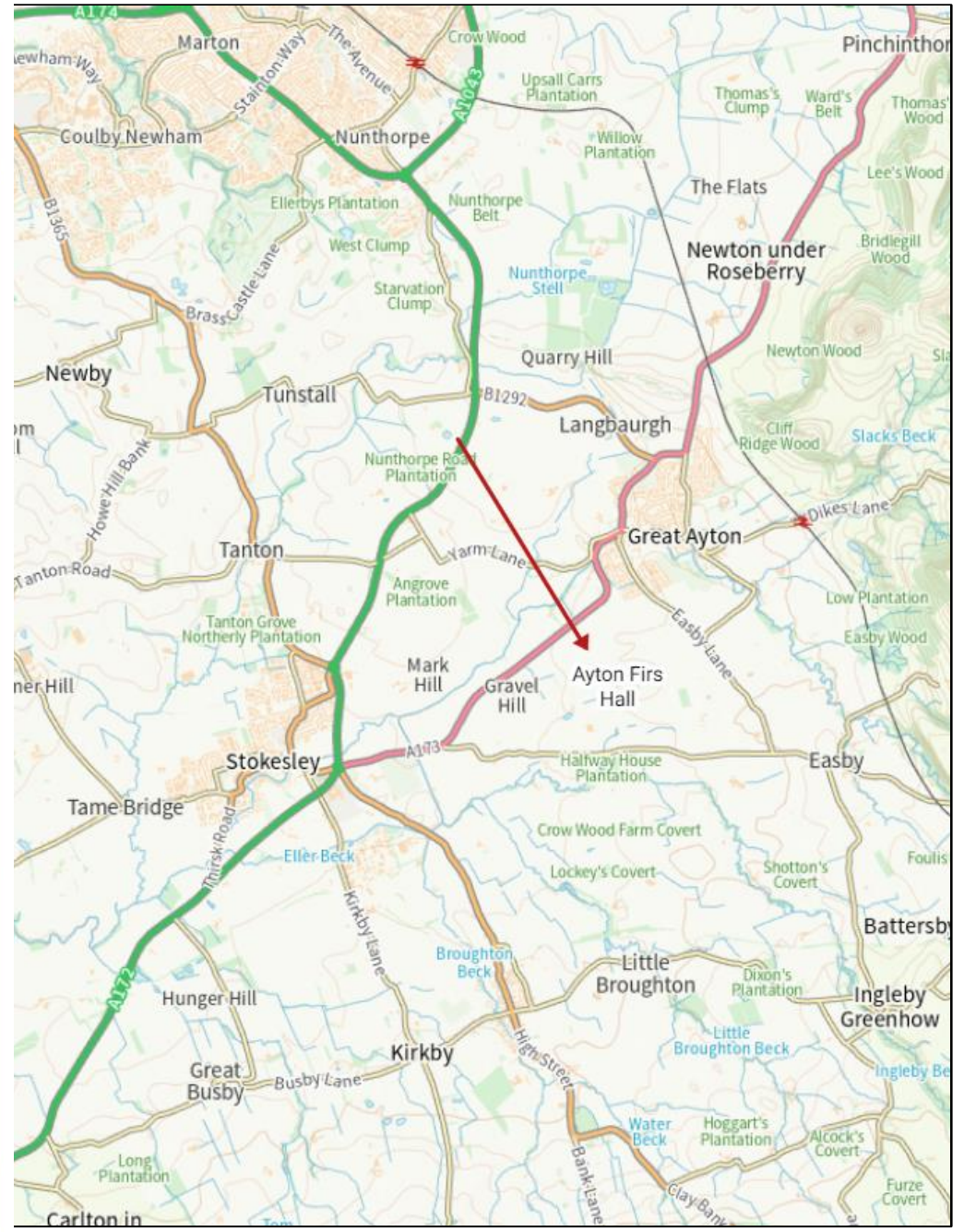
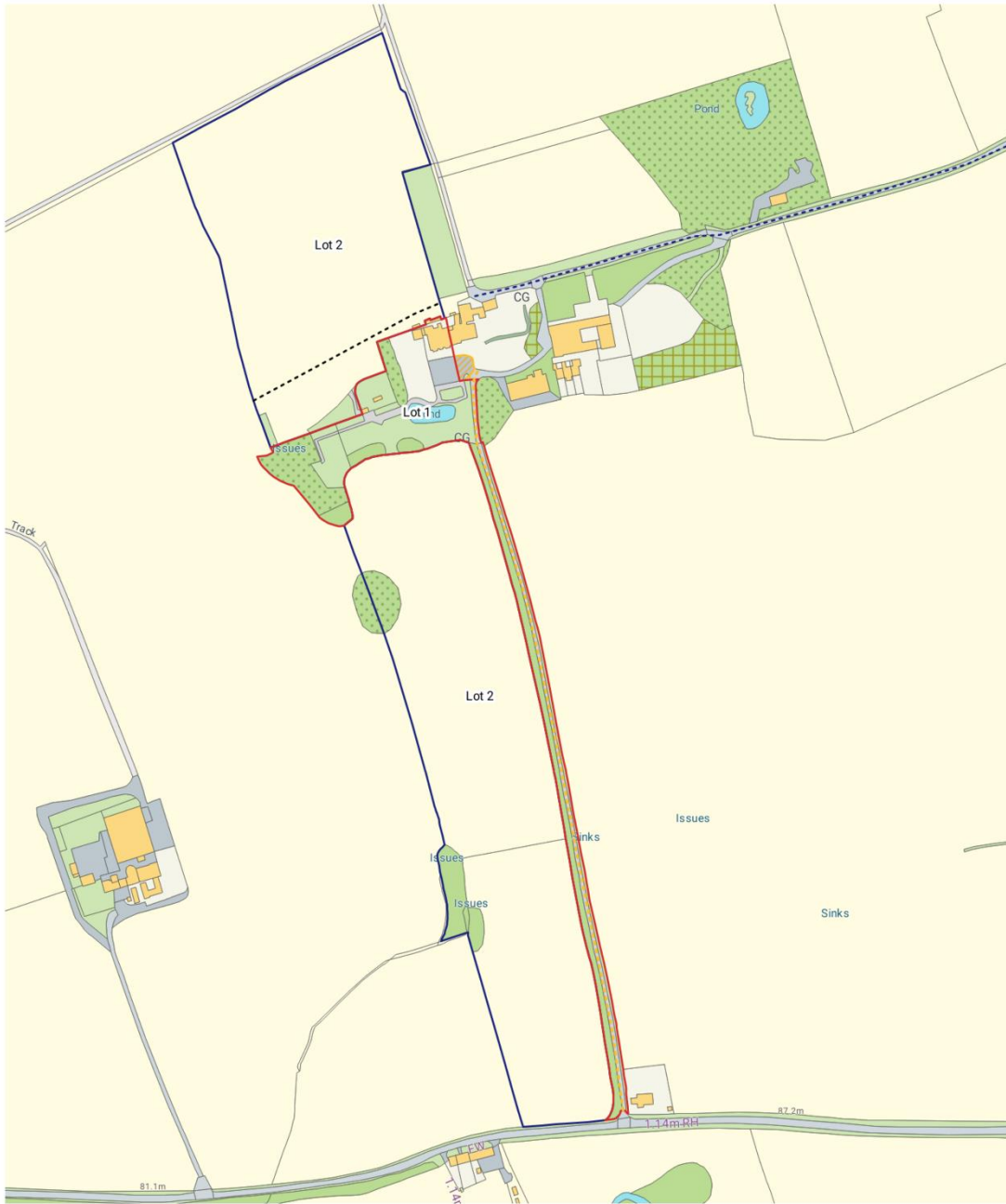
Ground Floor



First Floor



Second Floor





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