

# Fairfax House, The Ford, East Layton



## Fairfax House, The Ford, East Layton

£695,000

Forming part of the highly regarded village of East Layton, conveniently positioned between Richmond and Barnard Castle, Fairfax House is a most impressive detached period property, built in 1890 and sitting in generous gardens with far reaching countryside views. To the ground floor there is a sitting room, a living room, a dining room, a fantastic garden room, a quality kitchen, a cloakroom and a utility room. The first floor provides five bedrooms, the master being ensuite and the house bathroom. Externally the property benefits from extensive South facing gardens, driveway parking and stunning views. An early inspection is strongly recommended to appreciate the quality of this family home.



### **Entrance Hallway:**

The large hallway is accessed through a part glazed upvc door and has a feature staircase to the first floor, a radiator and a upvc double glazed window to the front of the property.

### **Sitting Room:**

A large dual aspect room having a upvc double glazed bay window to the front, and a second to the side of the property with open countryside views. There are three radiators and an open fire with an Adams style surround.

### **Living Room:**

Another large reception room, again being dual aspect with upvc double glazed bay windows to the front and side overlooking the gardens. There is a TV point, two radiators and a log burning stove set into a fireplace with an impressive marble surround.

### **Dining Room:**

With ample space for family dining, there is a radiator, a upvc double glazed window to the side of the property, a set of doors opening into the garden room and a large stone feature fireplace housing a log burning stove.

### **Garden Room:**

A fantastic light filled room having a high ceiling giving a real feeling of space. A fully glazed wall gives far reaching views and a pair of doors open out to the garden.

### **Kitchen:**

Fitted with a generous range of quality wall and base units with complimenting countertops and soft close fittings. Integrated into the units are a dishwasher, a fridge and a freezer. There is a dresser unit, a heated towel rail, a upvc double glazed window overlooking the garden and a Stoves range cooker set into the arched fireplace recess.

### **Rear Lobby:**

With a upvc part glazed door to the side of the property and stairs down to the utility room.

### **Cloakroom:**

With a WC, a wash hand basin, a heated towel rail and a upvc double glazed window.

### **Utility Room:**

An excellent space having plumbing for a washing machine, a sink and drainer unit and a upvc double glazed window.

### **First Floor Landing:**

With a radiator and a upvc double glazed window to the side of the property.

### **Bedroom 1:**

A dual aspect double bedroom having a upvc double glazed window to the front overlooking the Church and a second to the side with far reaching views.



There is a built in wardrobe and two radiators.

The **Ensuite** features a large shower enclosure with a Mira electric shower, a WC and a wash hand basin. There is under floor heating, a heated towel rail and a roof window.

### **Bedroom 2:**

A dual aspect double bedroom having two radiators and upvc double glazed windows overlooking the front and side gardens.

### **Bedroom 3:**

A double bedroom with a range of fitted wardrobes, loft access, a radiator and a upvc double glazed window overlooking the garden.

### **Bedroom 4:**

With fitted wardrobes, a radiator and a upvc double glazed window.

### **Bedroom 5:**

With a radiator and a window.

### **House Bathroom:**

Fitted with a white suite that comprises a bath, a WC, a wash hand basin and a shower enclosure with a Mira shower fitted. There is a radiator and a roof window.





## **External**

The impressive property sits back from the road behind a walled South facing garden which is mainly lawned with mature and well tended borders.

To the side there is a gated driveway providing off street parking and a second private garden area which enjoys the morning and afternoon sun. Mainly lawned, it features mature hedging, an impressive rose garden and well stocked mature beds.

To the opposite side of the property there is further well tended garden and a lovely raised seating area which enjoys the morning and afternoon sun. It has a water feature and far reaching views, creating a tranquil space to relax. There is a large timber workshop/storage shed.

To the rear of the property there is a paved area with a log store.

## **Additional Information**

The postcode is DL11 7PG and the Council Tax Band is G.

The oil fired central heating boiler is located in the utility room.

There is a gated driveway to the front of the property which the properties to the rear of Fairfax House have a right of access over.



# Fairfax House , The Ford, East Layton, DL11 7PG



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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