



# Fairfield House

Dick Scott Lane, Dalton, Richmond DL11 7HS



Robin Jessop

# A STUNNING CHARACTER PROPERTY WITH LARGE GARDEN IN A POPULAR RURAL VILLAGE

- Spacious Stone Built Character Property
- Immaculately Presented Throughout
- Character Features
- Three Large Double Bedrooms
- Very Successful Holiday Let
- Private Garden & Parking Space
- Currently Generating approx. £65,000 per annum
- Planning Permission to Create a Garden Room
- Guide Price: Offers Over £625,000

## SITUATION

A.66 Interchange 3 miles, Richmond 7 miles, A.1 Interchange 8 miles, Barnard Castle 8 miles, Darlington 16 miles, Northallerton 16 miles, Teesside 30 miles, York 54 miles (all distances are approximate).

Fairfield House is located on the edge of the village of Dalton located off Dick Scott Lane. The village is a popular and traditional North Yorkshire rural village whilst also being well accessible to a number of other local villages and market towns such as Barnard Castle, Richmond, Northallerton and Darlington which provide a wide range of services and amenities.

The village is also accessible to the A66 and A1 (M) which bring the larger centres of Teesside, York and Harrogate into a commutable distance.

## DESCRIPTION

Fairfield House offers an incredible unique opportunity to purchase a very attractive and well finished stone built property, within a popular rural village which could equally be run as a family home, second home or successful holiday let.

The property benefits from a well proportioned garden and a number of outbuildings as well as one with planning permission to further extend the living accommodation to create a separate



contained annex. The property has been beautifully updated and maintained with a number of character features throughout.

The property is entered into a spacious and inviting Entrance Hall where the rooms on the ground floor lead off. The Sitting Room is found at the front of the property and provides a very cosy and warm atmosphere with large bay window to the front of the property. The hallway then leads to the rear of the property which features a very useful utility/boot room area with downstairs WC and access to the rear garden. Underneath the stairs there is a large cellar which is ideal for storage or could equally be converted to make more useful accommodation space. The ground floor of the property is finished off by the heart of the home, the open plan kitchen dining/living area. This features an open spacious and airy living area with log burning stove and bay window, separate dining area and accessed down a small set of stairs into the very modern kitchen with stone flagged floors, island and integrated appliances providing a very modern entertaining space.

The first floor of the property is accessed via the stairs in the hallway and features three good sized double bedrooms, two of which benefit from exposed timber floors and the third bedroom which is much larger and is entered into a dressing room area which, then leads to a main suite overlooking the rear garden with a modern en-suite with WC, shower, sink, vanity unit and storage cupboard. The first floor of the property is finished off by the family bathroom with shower, WC, sink and free standing roll top bath which overlooks open countryside and beyond.

Externally, the property features a good sized parking area to the front with further parking available on the roadside, patio area directly behind the property with a number of outbuildings and sheds which lead to a large 'secret' garden to the rear with an area used as an outdoor kitchen and views of uninterrupted countryside.

One of the traditional stone outbuildings has been granted planning permission to create a garden room with W.C. The planning Ref No **17/00668/FULL**.

Overall the property will suit a number of different buyers including those looking for an attractive family home, rural yet accessible second home or successful holiday let.



## 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 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.

### 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.

//enormous.earlobes.wordplay

### FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. As the property is run as a holiday let, further fixtures and fittings may be available by separate negotiation.

### TENURE

Freehold with vacant possession.

### COUNCIL TAX

Band F.

### SERVICES

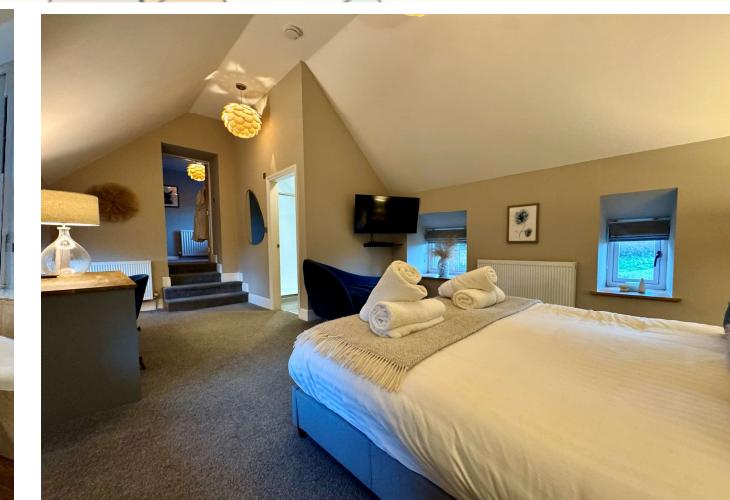
Mains electricity. Mains water. Mains drainage. Oil fired central heating. Electric Car Charging Point.

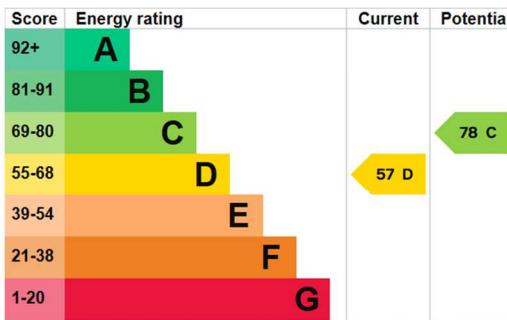
### BROADBAND

High speed connection available.

### LOCAL AUTHORITY

North Yorkshire Council, Mercury House, Station Road, Richmond, DL10 4JX. TEL.01748 829100





# Fairfield House, Dalton

TheMarket.com

Approximate gross internal area  
House 179 sq m - 1927 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.

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