



MANOR HOUSE  
East Layton, Richmond



GSC GRAYS

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# MANOR HOUSE

Richmond, DL11 7PE

Manor House is a beautifully presented, 19th Century, four bedroom semi-detached farmhouse situated in the highly regarded village of East Layton, North Yorkshire. This wonderful period property offers ample living space for a growing family, boasting four bedrooms, two reception rooms, dining kitchen and conservatory.

## ACCOMMODATION

- \* Generous stone built period property
  - \* Village location
  - \* Countryside views
  - \* Four bedrooms
- \* Two reception rooms
  - \* Dining/kitchen
  - \* Mature garden
  - \* Driveway



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## Situation & Amenities

The nearby historic market town of Richmond, which is a gateway to the Yorkshire Dales, offers a good range of amenities including national and local retailers, leisure centre, two secondary schools, and several primary schools. The station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artists and food producers and is a popular attraction. Darlington is just over 10 miles away with larger retail outlets and a mainline railway station.





### The Property

Nestled in the charming village of East Layton, Richmond, this splendid semi-detached period farmhouse offers a delightful blend of character and modern living. With its generous stone construction, the property exudes a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat in the countryside.

The house boasts four bedrooms, providing ample space for relaxation and privacy. The two reception rooms are ideal for entertaining guests or enjoying quiet evenings with family, while the dining kitchen serves as the heart of the home, perfect for culinary enthusiasts and social gatherings alike. Additionally, the two bathrooms ensure convenience for all occupants.

Surrounded by mature gardens, the property offers a picturesque setting with stunning countryside views, allowing residents to immerse themselves in the natural beauty of the area. The driveway provides off-street parking, adding to the practicality of this lovely home.

This property is not just a house; it is a sanctuary that combines the charm of period features with the comforts of modern living, all set within a tranquil village location. Whether you are looking to settle down or seeking a weekend getaway, this farmhouse is a rare find that promises to enchant.



## Accommodation

### Ground Floor

With entrance door to spacious entrance hall with staircase to first floor. The living room features a brick built fireplace with inset multi-fuel stove, exposed beams and further access to a private study. The main living area flows onto the stunning kitchen bursting with character. This tasteful kitchen offers a space for Range style cooker, large Belfast sink, wall and base wooden units and open shelving with ample room for appliances and space for kitchen table and seating. The kitchen leads onto an impressive glazed conservatory with ample space for seating commanding stunning views to the rear elevation and onwards to countryside beyond. From the entrance hall there is a tiled house bathroom with panelled bath with shower over, pedestal wash hand basin and low level WC.

### First Floor

Upon reaching the first floor there are four bedrooms, the largest of which benefits from an en-suite shower room. The first bedroom accessed from the landing offers access to the loft space and has fitted wardrobes. The second bedroom has space for double bed and storage. The third bedroom also has space for double bed with built-in cupboard. Steps lead from the landing to the master bedroom with outstanding views across open countryside and connecting to an en-suite shower room.

### Externally

To the front of the property there is an easy maintenance south facing private garden. To the rear of the property you are welcomed by views across North Yorkshire countryside from a comfortable yet private garden. The conservatory opens onto a patio area and then into a mature garden with garden shed, Scandinavian style barbecue hut, perfect for hosting guests.

### Boiler Room

Housing a new/recently fitted oil fired central heating boiler.

### Parking

Offering off-street parking for up to three vehicles.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in March 2026.

Photographs taken in March 2026.

### Conditions of Sale - Anti Money Laundering

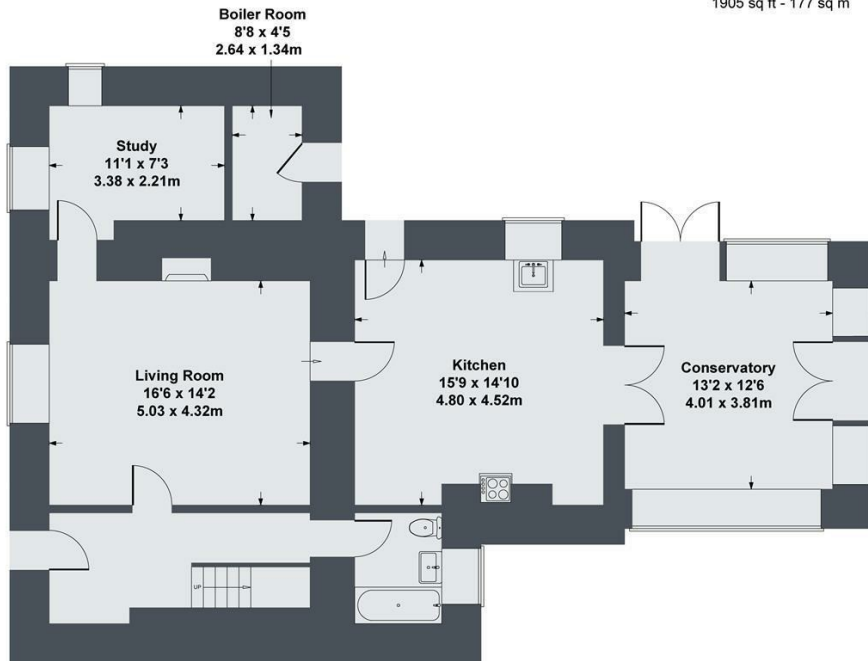
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Services and Other Information

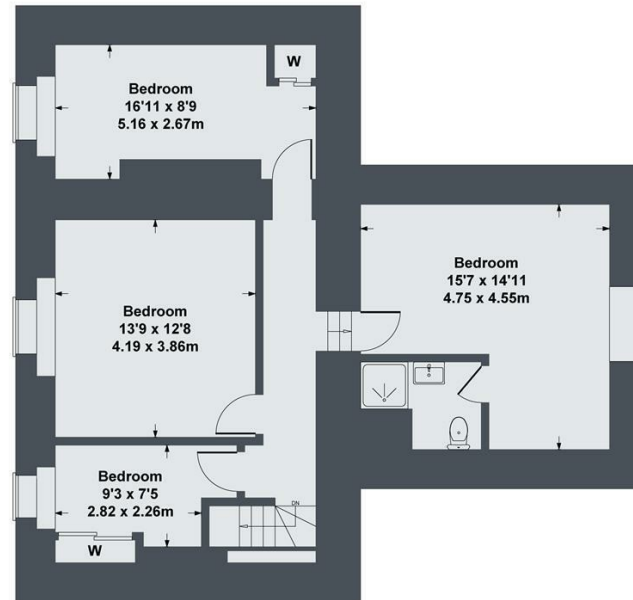
Mains electricity, drainage and water are connected. Oil fired central heating.

## Manor House, East Layton

Approximate Gross Internal Area  
1905 sq ft - 177 sq m



GROUND FLOOR



FIRST FLOOR

### 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.

#### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
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4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

