

Fairfield House, Dalton



Fairfield House, Dalton, Richmond

Guide Price: £589,950

Sitting close to the centre of this highly regarded and conveniently positioned North Yorkshire village, Fairfield House is a most impressive period property, finished to the highest of standards and beautifully presented throughout. To the ground floor there is a sitting room, an open plan living space with a log burning stove, a utility, a cloakroom and a stunning dining kitchen. The first floor provides three double bedrooms, the master suite having a dressing room and an ensuite, and the house bathroom. Externally there is driveway parking, a number of stone built stores and a generous garden bordering open countryside and having an entraining area with a fitted barbecue and pizza oven. Currently a very successful holiday rental, Fairfield House will appeal to a wide range of buyers and is being offered to the market CHAIN FREE, an early inspection is strongly recommended!



Entrance Hallway:

The welcoming hallway features Karndean flooring, a contemporary styled radiator, timber wall panelling and stone steps down to the cellar. The vaulted cellar offers great potential to create additional living space.

Sitting Room:

A lovely reception room having a TV point, a contemporary styled radiator and a upvc double glazed bay window with plantation style shutters.

Open Plan Living Area:

A fantastic space, perfect for modern living.

The living room provides the ideal space for relaxing. Set around a fireplace which houses a log burning stove there is TV point, a contemporary radiator and a upvc double glazed bay window with plantation shutters.

The dining area provides ample space for family dining and has a radiator and a upvc double glazed window with plantation shutters. Steps lead down to the dining kitchen.

Dining Kitchen:

The stunning dining kitchen is fitted with a range of quality wall and base units with soft close fittings and complimenting countertops. Integrated into the units are a large range cooker, a dishwasher and an American style fridge freezer. The central island provides space for informal dining and has useful storage under. The floor is finished with stone flags and there are three upvc double glazed windows to the side of the property and a part glazed upvc door gives access to the patio and garden.

Utility/Boot Room:

With useful storage, fitted seating and plumbing for a washing machine. There is a upvc double glazed window, a contemporary radiator and a upvc door to the rear.

Cloakroom:

Fitted with a WC and a wash hand basin.

First Floor Landing:

Accessed via a feature staircase with glazed infill panels, the landing has a upvc double glazed window to the rear of the property.

Master Suite:

A fantastic master suite which comprises a dressing room, an ensuite and a large double bedroom.

The **Dressing Room** has a range of fitted wardrobes, a relaxed seating area and a upvc double glazed window giving far reaching views over open countryside.

The **Bedroom** has a high vaulted ceiling giving a feeling of space and there are upvc double glazed windows to two elevations flooding the room with light. There are two radiators and a TV point.



The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure.

Bedroom:

A large double bedroom with a fitted wardrobe, a radiator and two upvc double glazed windows to the front of the property.

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A double bedroom with fitted wardrobes and a dressing table, a radiator and a upvc double glazed window to the front of the property.

Bathroom:

The well appointed bathroom is fitted with a wash hand basin, a WC, a roll top claw foot bath and a large walk in shower with a rainfall head. There is an airing cupboard, underfloor heating, a heated towel rail and a upvc double glazed window with open countryside views.

External

To the front of the property there is a driveway providing off street parking for two cars. A gated path leads to the rear of the property.

To the rear there are a number of stone built stores which offer potential to create additional living spaces subject to consents, a patio area with a hot tub and a South West facing garden that enjoys the sun throughout the day and has open countryside views.





The garden is mainly lawned with raised planters and a fantastic entertaining area which features a paved patio area, a raised decked seating area and fitted units that contain a pizza oven, a gas bbq and a fridge.

Additional Information:

The postcode is DL11 7HS.

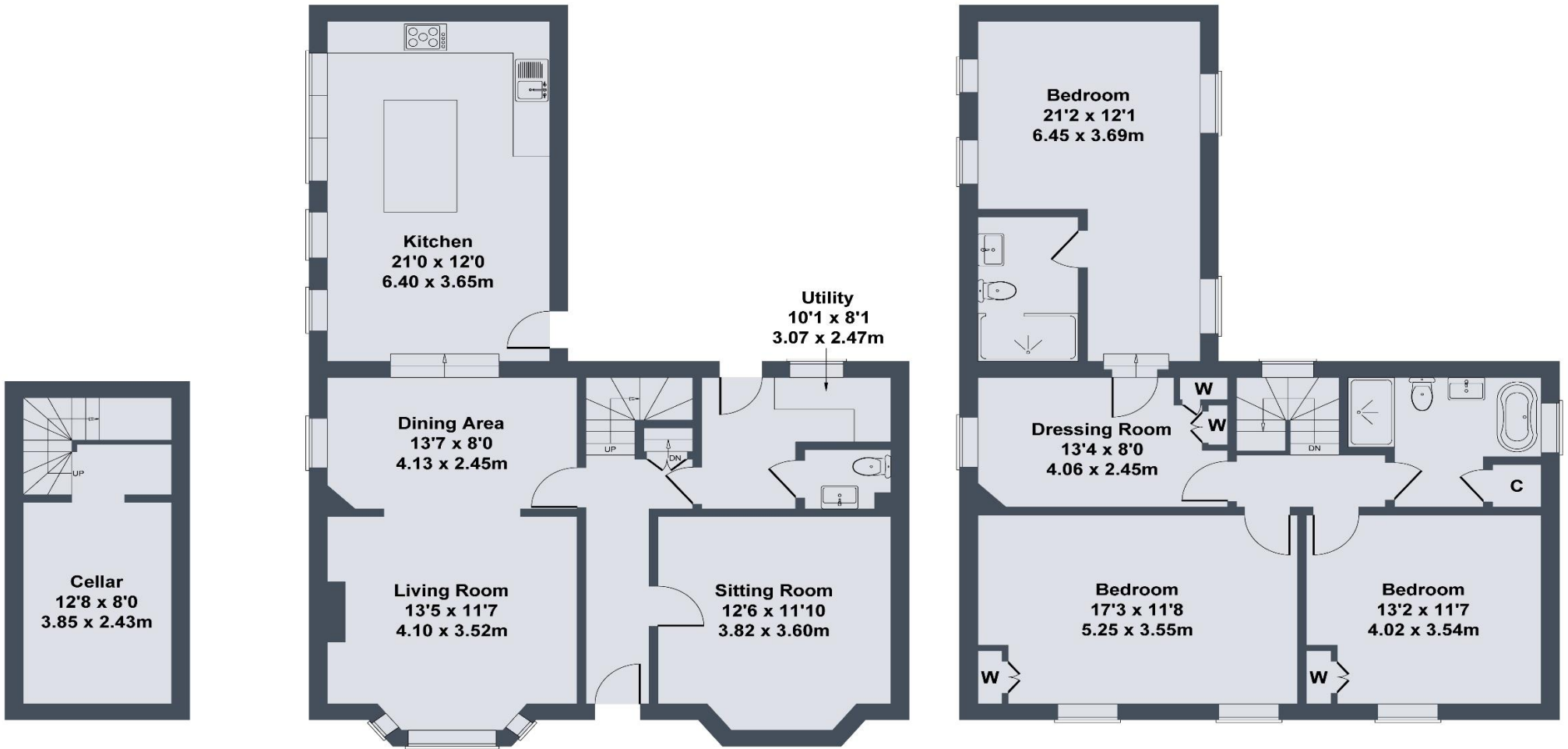
The property has the benefit of oil fired central heating with the boiler being located in the cellar.

The owners have obtained planning permission to convert one of the stores to a garden room with WC. Planning ref: 17/00668/FULL.

Dalton is a small North Yorkshire village conveniently positioned between the market towns of Richmond and Barnard Castle. The larger town of Darlington is a 15 minute drive and has the benefit of a main line train station with direct access to London and Edinburgh. The motorway network is easily accessible via the A66 which is a three mile drive away.



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LOWER GROUND FLOOR

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.

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