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Church Lane

Hutton Bonville, Northallerton, DL7 0NR

Offers in the region of £680,000

House - Detached
3 Bedroom/s
3 Bathroom/s

The Grange is a three bedroomed detached period property located in a superb rural location overlooking adjoining countryside. The property benefits from LPG central heating and Upvc double glazing. The accommodation includes a reception hall, spacious living room with log burning stove and French doors to the rear, cosy snug with log burning stove, spacious kitchen / breakfast room with Aga, Belfast sink, granite work tops and French doors to the rear. There is also a useful utility room / laundry. The office / study could be used as a bedroom and there is also a ground floor shower room / wc. To the first floor there is a master bedroom with impressive exposed beams and roof truss and an ensuite shower room. The guest bedroom is a double room with a sauna and ensuite wet room/shower room. The third bedroom is also a double room. There is a family bathroom fitted with a white suite. Externally a gated access opens to a large front garden with central lawn, circular gravel driveway and large potting shed. A gate at the side leads to the rear with substantial hard standing, patio areas and garage / workshop. The property is located in a lovely rural location.













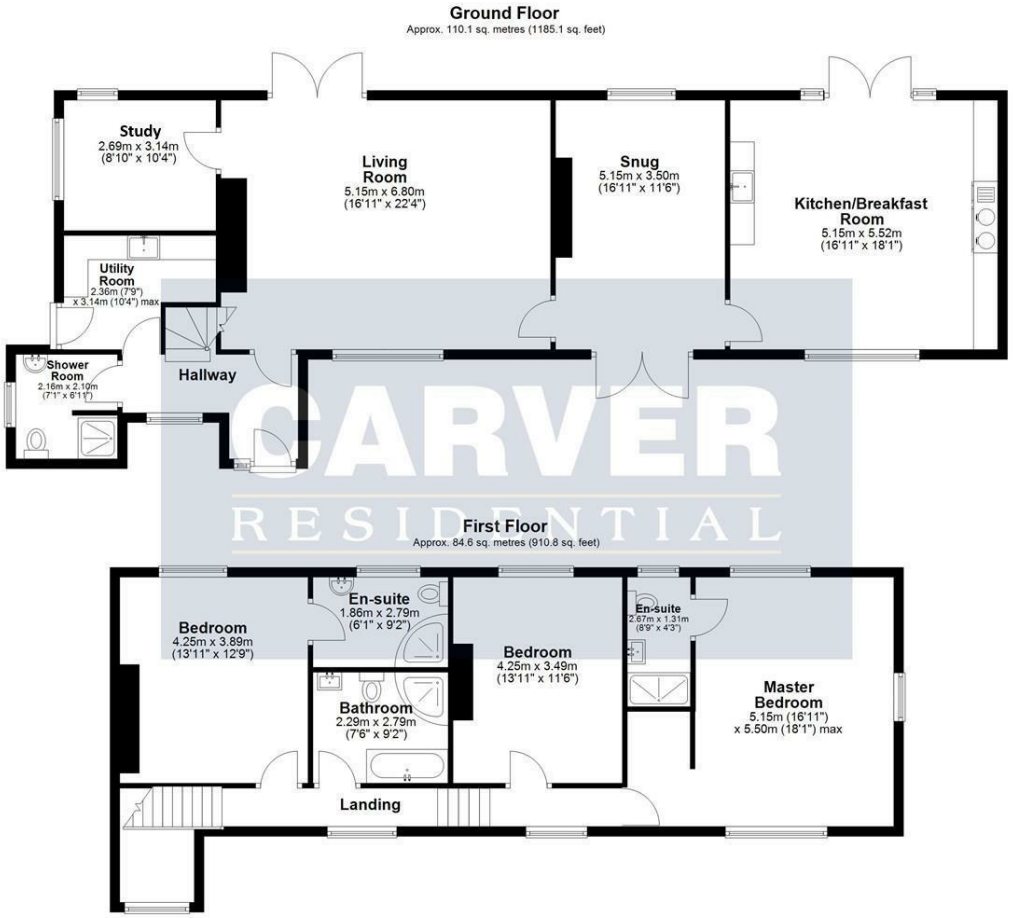


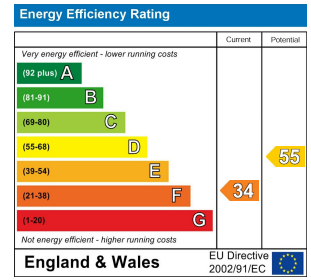
- Three double bedroomed detached period family home situated in a superb rural location with lovely far reaching views
- Spacious kitchen / breakfast room with Aga, Belfast sink and French doors to the rear patio
- Office / study / bedroom four and ground floor shower room / wc
- Guest bedroom with ensuite wet room / shower room
- Gravel driveway with large central lawn and potting shed to the front
- Master bedroom with ensuite and impressive exposed ceiling beams and roof truss
- Living room with log burning stove and French doors to the rear
- Snug with log burning stove, separate useful utility room
- LPG central heating and Upvc double glazing
- Substantial hard standing, patio areas and garage / workshop to the rear

GENERAL INFORMATION
Tenure: Freehold
Services: LPG central heating, mains electric, water via a sub meter and drainage to a septic tank
Double glazing.
Local Authority: North Yorkshire Band E
Directions - From Northallerton head North and turn left to Hutton Bonville, proceed for approx one mile along a single track road.

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 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.

Property Size Information
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





Property Size from EPC
2034.00 sq ft

Total area: approx. 194.7 sq. metres (2095.9 sq. feet)

The Grange, Church Lane, Hutton Bonville, Northallerton

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