



**CRAIGMORE MAIN STREET, THORNTON LE
MOOR, NORTHALLERTON, DL7 9DW
OFFERS IN THE REGION OF £550,000**



Northallerton
Estate Agency

Craigmore Main Street, Thornton Le Moor, Northallerton

DI 7 9DW

Property comprises a superb extended village residence situated in the heart of this sought after and highly desirable North Yorkshire village between Northallerton and Thirsk enjoying excellent transport networks by the A19 and A1 trunk roads. Property dates from approx 1750 with later extensions in the 1970s & 80s to provide a well laid out and immaculately presented Semi-Detached village residency with immense character and distinction with tremendous grounds and gardens.

- SOUGHT AFTER LOCATION
- 4 BEDROOMS
- SEMI DETACHED
- SUPERIOR PROPERTY
- COUNCIL TAX BAND E
- LOTS OF CHARACTER
- TREMENDOUS VIEWS





Call us to arrange a viewing on **01609 771959**

OUTSIDE

Wooden Georgian effect multi paned concealed unit double glazing and oil fired central heating. Low level stone ornamental wall with twin stone pillars and central twin wrought iron gates giving access on to tarmacadam driveway leading up past the side of the property to the garage and offering hard standing up to 4 vehicles. Front garden has post and trellis to one side and stone wall to other and attractive area of lawned garden with well stocked mature shrub borders,. Across the front of the property is a stone flagged walkway with shrubbery adjacent to the front of the property. Down the side the driveway is bordered to one side with low level stone plinth creating an attractive bed all along the side and nicely planted. Rear has attractive stone flagged patio adjacent to the garage. Opening out to ornate lawned gardens, with numerous beds flagged walkways and seating areas. Opening out through trellace rose pergolas into the rear orchard which enjoys a number of established fruit trees in an area of attractive lawn with shrub borders to side, benefit of former well and hedge boundary at the rear with post and plank to side and stone walling to other side. Attractive back drop to the property. Inspection essential to fully appreciate the grounds and gardens as well as internal.

GARAGE

Garage is brick built with pan tile roof. Twin doors to front, windows to side and useful stable door access at the side internally concrete floored benefit of light and power. Fitted work bench and has been re-roofed recently.

ENTRANCE

Covered entrance with wall light point, Lights to either side. Quarry tiled floor and ornate hardwood front door with wrought iron access in to entrance vestibule with inset carpet matwell, stripped pine door through into:-

SITTING ROOM

Nicely delineates into two halves. The front half enjoying an inglenook fireplace, natural stone flagged hearth, stone surround and mantel shelf over. Recessed display niche and hardwood main beam. Beamed ceiling, numerous wall light point, double radiator and TV & telephone points. 3 windows to front providing a high degree of natural light. Internal stripped and polished pine door into inner library/office area with stairs to first floor, fitted book shelving, quarry tiled seating area running to the under stairs. Wall mounted contemporary radiator, wall light point, wall mounted cloaks hanging, stripped pine door through into:-

KITCHEN/BREAKFAST ROOM

Enjoying a range of pine base and wall units, granite work surfaces with inset Belfast sink and impressive granite drainer to side. Space and plumbing for electric cooker with unit matched pine cooked hood over with inset extractor and light. Space and plumbing for fridge, freezer and washing machine. Double radiator. Attractive beamed ceiling with 2 ceiling light points. Archway through to:- Breakfast Room, with a natural slate tiled floor, beamed ceiling with inset ceiling light spots, radiator, windows looking out to rear. Exposed brick walls and rear upper muti paned door. Floor mounted Worcester Greenstar heat slave oil fired boiler. Adjacent to the rear door there is a multi paned internal window giving nice light to an internal hallway.

HALLWAY/DOWNSTAIRS SHOWER ROOM

Accessed from the library area and gives access to the down stairs shower room, which is a fully tiled cubicle with a Gainsborough Energy 2000 electric shower, inset pine charlotte wash basin and gilded hot & cold taps with cupboard storage beneath, quarry tiled floor and radiator. Painted panelled walls, inset ceiling light spots, and low level WC.

REAR HALLWAY

Goes round past the useful shelved store cupboard and through a stained and polished pine door giving access to a rear reception room, presently utilised as a dining room, but offers scope for very attractive garden room.

SITTING ROOM 2

Subject to purchasers requirements and could provide for a downstairs bedroom. Enjoys tremendous views out to side and rear over the patio and rear garden. Enjoys benefit of quarry tiled floor, beamed ceiling, 2 radiators and ceiling light point together with two wall light point

STAIRS/LANDING

Stained and polished balustrade leading up to 1st floor landing, which is of a generous size, radiator and ceiling light point. Could provide a 1st floor seating area subject to purchasers requirements.

BEDROOM 1

Stripped and polished wood floor, beamed ceiling, radiator and ceiling light point. Twin built in chimney breast and alcove store cupboards, enjoying a mix of cloaks hanging and shelving. Nice view out on to the front garden.

BEDROOM 2

Looking out onto the front, enjoying an ornamental fire place, Victorian cast fire surround with inset basket grate, tiled hearth. Recessed area with charlotte pine inset wash basin with hot & cold taps. Room has stripped and polished pine panelled floors, ceiling light point and radiator.

BEDROOM 3

Stripped and polished floor, ceiling light point, radiator. Enjoying a recessed area with a quarry tiled floor and walls, having a fully tiled shower cubicle with thermostat controlled mains shower, with folding doors. Adjacent low level WC. Wall light point.

REAR LANDING

Exposed brick work and beaming. Polished and stained door giving access into:-

BATHROOM

Enjoys slipper bath with ball and claw feet on a quarry tiled raised plinth. Half tiled walls around. Charlotte superior pedestal wash basin with hot & cold taps, low level WC, contemporary wall mounted radiator with inset ceiling light spots.

BEDROOM 4

Beamed ceiling and ceiling light point. Tremendous views out over the rear garden. Over bed light pull and two wall light points.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS, WATER, ELECTRIC, OIL & DRAINAGE

NYCC TAX BAND - E

EPC - E





Craigmore, DL7 9DW

Approximate gross internal area

House - 168 sq m - 1808 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.

Produced By Vue3Sixty



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	48	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North
Yorkshire, DL7 8PE
01609 771959
sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency