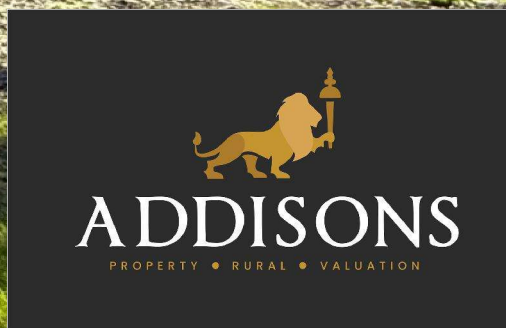




Ellerton upon Swale
Richmond



ABOUT THE PROPERTY

Pound House is a substantial six-bedroom detached family residence in the picturesque hamlet of Ellerton-on-Swale. Built in 1989 by the current owners with striking Swale cobble and a red tiled pitched roof, this impressive property fits seamlessly within the charming architectural landscape of the area, a tranquil North Yorkshire location bordered by rolling countryside and a network of scenic walking routes.

Set on a generous plot, the property offers extensive parking via a wide gravelled drive, a detached double garage with electric doors, and plentiful outside space including a large barn, greenhouse, and a paddock extending to approximately 0.25 hectares. The wrap-around gardens are beautifully maintained, with lawns, specimen plants, established shrubs, trees, and patio perfect for outdoor entertaining.

Inside, the accommodation unfolds across three floors, with majority of windows being double-glazed and oil-fired central heating ensuring lasting comfort. The welcoming entrance vestibule, with solid wood door and quarry-tiled flooring, leads to a main hallway and striking baluster staircase. The ground floor is thoughtfully arranged: a cosy study with dual-aspect sash windows and a cast iron fireplace; an elegant living room with inglenook fireplace, sliding patio doors to the garden, and serene views of fields beyond; and a feature dining room with wood panelled walls and sash windows. The kitchen, with wooden cabinetry, beamed ceiling, two-door Aga, and ample room for dining with lovely garden views. A sizeable utility area benefits from two walk-in pantries, further storage, and garden access.

Upstairs, the first floor comprises a landing with airing cupboard, a double-aspect master bedroom with built-in storage, three further bedrooms including a practical single with integrated desk and shelving, a large family bathroom with both bath and separate shower, and a convenient separate WC. The upper floor provides two additional bedrooms, ideal for guests, teenagers, or working from home, with useful eaves storage.



Pound House does require modernisation and updating, presenting an exciting opportunity to tailor this unique village property to your own specification and tastes.

Ellerton-on-Swale itself is renowned for its quiet rural setting, surrounded by open countryside yet within easy reach of local towns such as Richmond and Northallerton, offering excellent schools, independent shops, and transport links via the A1(M). The area is a haven for outdoor enthusiasts, with Ellerton Lake and natural nature reserves nearby, providing fishing, walking, and birdwatching.

A true rarity in today's market, Pound House combines space, flexibility, and a quintessential Yorkshire lifestyle. Early viewing is highly recommended to fully appreciate everything this distinctive home and its exceptional setting have to offer. To arrange a visit, please get in touch for further details.

PRICE

£750,000

PROPERTY INFORMATION

Title Number(s): NYK341727

Tenure: Freehold

Local Authority: North Yorkshire

Council Tax: Band G

Council Tax Annual Price: £4,030

Conservation Area: No

Flood Risk: Medium

Broadband: Superfast 53 Mbps

Satellite / Fibre TV Availability: BT, Sky

Services: Oil Fired Central Heating, Mains Water & Electricity. Septic Tank.

Planning: Ref 00/00135/FULL - Decided - 21/02/2000

Full Planning Permission For Change Of Use Of Agricultural Land To Domestic Curtilage (Garden)



COVERNANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

SURVEY

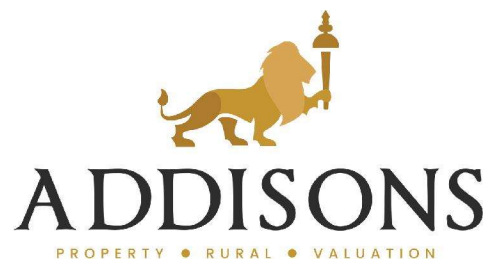
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

VIEWING

Strictly via appointment via the selling agents Addisons on 01833 638094.

BROCHURE

Details and photographs updated 31/3/21



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK

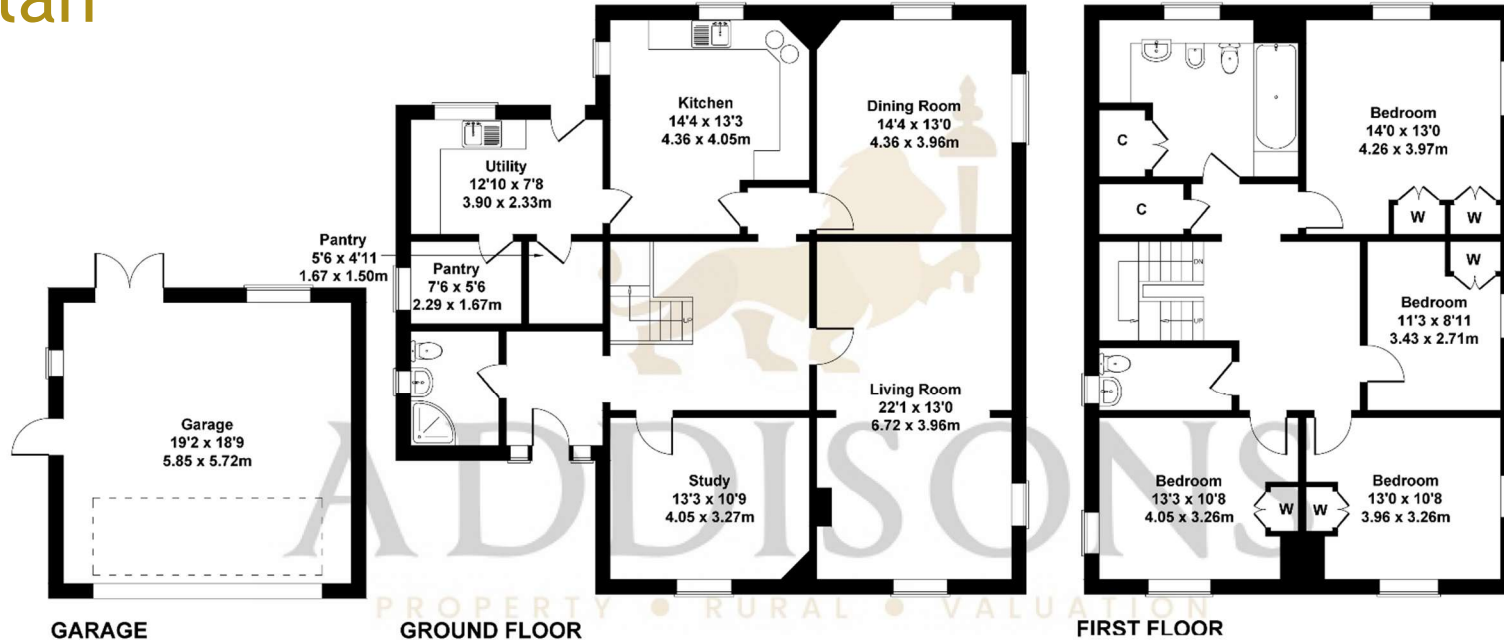






Pound House, Ellerton-on-Swale

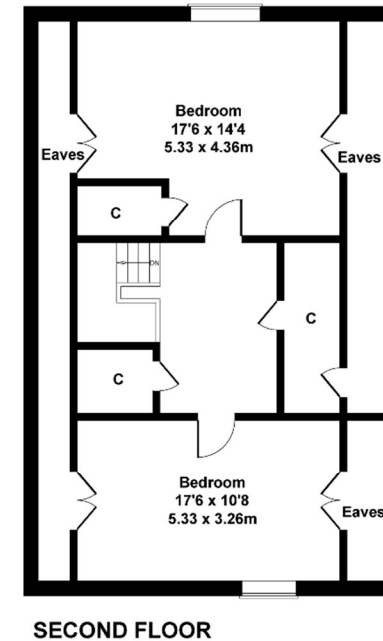
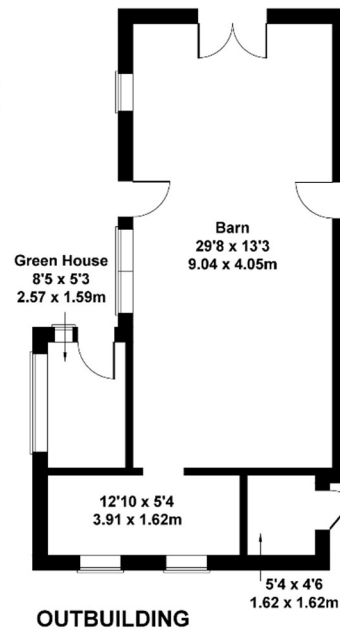
Floor Plan



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 Potterplans Ltd. 2023



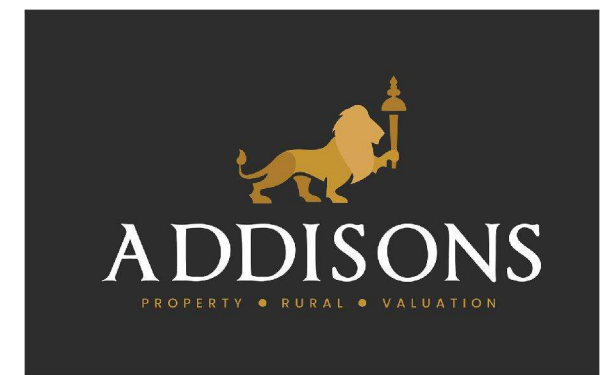
Plan



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92-100) A | | (92-100) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England, Scotland & Wales | EU Directive 2002/91/EC | England, Scotland & Wales | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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