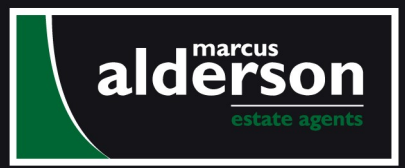




Mill Granary Ingleton, Darlington, DL2 3HH
£2,500 Per calendar month





RECEPTION HALL main area 4.75m x 2.72m (main area 15'7" x 8'11")

Oak flooring & staircase to the first floor.

KITCHEN/DINING & DAY ROOM (VIEWS) 9.05m x 4.73m (29'8" x 15'6")

A SUPERB dual-aspect space for the family or entertaining with Vaulted truss beamed ceiling, Oak flooring & comprising:

KITCHEN AREA

Fitted with an extensive range of 'soft-close' Granite-top wall & floor units (including pull-out larder & rotary units) with inset sink 1 & ½ bowl sink & Oak-top island breakfast unit with cupboards. Rangemaster gas & electric range, integrated microwave, inset fridge/freezer & dishwasher – FABULOUS.

DINING AREA & DAY ROOM

Feature full-height double-glazed window to 'front', door to outside & door to INNER HALL.

SITTING ROOM (VIEWS) 5.19m x 4.37m (17'0" x 14'4")

An elegant deep, dual-aspect room with inset contemporary multi-fuel stove, side nooks & feature full-height double-glazed window to rear.

Large OFFICE/Double BEDROOM 4. 4.48m x 3.37m (14'8" x 11'0")

SHOWER ROOM 3.37m x 2.51m min (11'0" x 8'2" min)

Shower cubicle, washbasin & WC. Deep recessed cupboard with plumbing for washing machine & space for dryer.

FIRST FLOOR LANDING

Built-in shelved storage cupboard with hot-water cylinder. Feature full-height double-glazed door-window.

Double BEDROOM 1 (VIEWS) 4.78m x 3.76m (15'8" x 12'4")

A dual-aspect room with vaulted truss beamed ceiling & Pine flooring – great VIEWS.

EN SUITE 3.78m max x 2.87m (12'4" max x 9'4")

Elegant free-standing bath, shower cubicle, washbasin & WC. Deep store cupboard & double-glazed Velux window.

Double BEDROOM 2 (VIEWS) 4.82m x 3.31m (15'9" x 10'10")

A dual-aspect room with vaulted truss beamed ceiling & great VIEWS.

Double BEDROOM 3 (VIEWS) 3.82m x 3.73m (12'6" x 12'2")

Vaulted truss beamed ceiling & great VIEWS.

Double BEDROOM 4. 4.48m x 3.37m (14'8" x 11'0")

(See Large OFFICE/Double BEDROOM 4 Above).

BATH/SHOWER ROOM 3.68m x 1.75m (12'0" x 5'8")

Inset bath, full-width shower cubicle, washbasin & WC.

OUTSIDE FRONT (South Facing & VIEWS)

Approach driveway (about half of the access road is owned by Mill Granary & the remainder by XXXX) leading to a landscaped front stone-flagged & decked terrace with Hot Tub. Front lawn bounded by stone walling, outside lighting, cold water tap & power supply. Parking bay & extensive gravelled area leading to:

Huge UTILITY BUILDING 18.00m x 8.75m (59'0" x 28'8")

3.66m/12'0" wide front access & side garage door, feed troughs, strip-lighting & power. Adjoining 4.43m x 1.60m/14'6" x 5'2" STORE.

GARDEN BUILDING 9.16m x 5.39m (30'0" x 17'8")

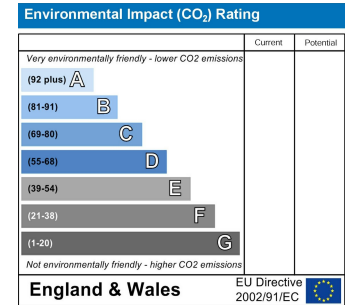
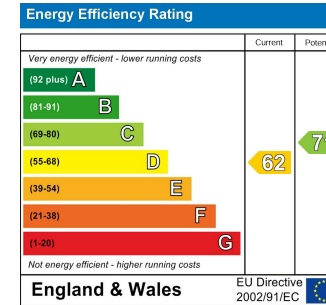
Open fronted with concrete base & lighting.

WILD MEADOW South Facing

Extending beyond the garden with pathways & lovely views over open countryside. NB: More LAND may be available to rent.

NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: 62-D
- (4) Oil Central Heating & Double Glazing
- (5) Mains Electricity, Water & Septic Tank Drainage
- (6) Approach Driveway: About half of the access road is owned by Mill Granary & the remainder by Richard Hodgson), with Mill House Farm & Mill Cottage having a right of way over Mill Granary's section of the lane, & sharing maintenance costs of the same.



Mill Granary, Ingleton

