



School Lane Marrick, Swaledale, North Yorkshire, DL11 7LQ
Offers over £800,000



School Lane Marrick, Swaledale, North Yorkshire, DL11 7LQ

13 ACRES, Large 18.29m x 18.29m (60'0" x 60'0") Agricultural BARN & 4-Bed Detached HOUSE - STUNNING LOCATION & VIEWS - For Sale with NO ONWARD CHAIN.

House: Sitting Room, Dining Room, Kitchen & Utility Room; Down-stairs 'Wet Shower Room' & Integral Garage; 4 Double Bedrooms, Bathroom & En Suite.

NB: High Speed Fibre Broadband.

SOUTH Facing Front Garden, Rear Garden with small Outhouse.

Yorkshire Dales National Park Setting with stunning views overlooking farmland & the moor beyond. Access A1(M) & A66 at Scotch Corner (About 12.5 miles), Darlington mainline station 21 miles - LONDON Kings Cross (2 hours 20 minutes), & historic Richmond about 8 miles.

LAND

13.20 Acres comprised of adjoining fields:

Field 7925: 0.77 acres (0.31 hectares)

Field 8617: 5.53 acres (2.24 hectares)

Field 0617: 2.97 acres (1.20 hectares)

Field 9911: 2.15 acres (0.87 hectares)

Field 2106: 1.78 acres (0.72 hectares)

Agricultural BARN 18.29m x 18.29m (60'0" x 60'0")

With 3-phase Electricity & Water supply.

Detached HOUSE

Comprising:

HALL

Limestone flooring & 2 useful under-stair cupboards.

'Wet' SHOWER ROOM/WC 2.44m x 1.60m (8'0" x 5'2")

With shower area, washbasin & WC. Double-glazed window to rear.

SITTING ROOM (VIEWS) 6.52m x 3.63m (21'4" x 11'10")

With stone open fireplace & double-glazed windows to front & rear with far reaching views to the south.

KITCHEN & DINING ROOM extend to 6.52m overall (extend to 21'4" overall)

Comprising of:

DINING ROOM (VIEWS) 3.17m x 3.05m (10'4" x 10'0")

Double-glazed window to front & open to:

KITCHEN 3.36m max x 3.05m (11'0" max x 10'0")

Fitted with a range of units with wood-block worktops & inset sink unit, 'Range' cooker & dishwasher. Double-glazed window to rear & door to:

UTILITY ROOM 3.63m x 1.58m (11'10" x 5'2")

Fitted with units with worktops, plumbing for sink unit & washing machine. Double-glazed window to side, & doors to REAR PORCH &:

REAR PORCH

Door to outside.

Integral GARAGE/WORKSHOP 5.19m max x 3.66m (17'0" max x 12'0")

See below.

FIRST FLOOR LANDING (VIEWS) 6.51m x 2.60m (21'4" x 8'6")

With built-in shelved cupboard & hot-water cylinder. 2.60m x (3.51m max) 1.26m (8'6" x (11'6" max) 4'1") READING AREA. Double-glazed windows to front & rear with far reaching views to the south.

MASTER SUITE (VIEWS) 6.56m x 3.63m overall (21'6" x 11'10" overall)

Comprising: Double BEDROOM 1. (4.38m x 3.62m plus vestibule/14'4" x 11'10"). Double-glazed window to front with stunning views to the south. Door to:

En Suite SHOWER ROOM 2.01m x 1.92m (6'7" x 6'3")

Shower cubicle, washbasin & WC. Double-glazed window to rear.

Double BEDROOM 2 (VIEWS) 3.51m x 3.05m (11'6" x 10'0")

Fitted wardrobes & with double-glazed window to front with stunning views to the south.

Double BEDROOM 3 (VIEWS) 3.61m x 3.56m (11'10" x 11'8")

Hatch to loft & double-glazed window to front with stunning views to the south.

Double BEDROOM 4. 3.61m x 2.85m (11'10" x 9'4")

Washbasin & double-glazed window to rear.

BATHROOM 2.75m x 1.70m (9'0" x 5'6")

Claw-foot bath, washbasin with cupboard & drawers & WC. Double-glazed window to rear.

OUTSIDE

Stone boundary wall with twin gates to brick sett drive & hard-standing area for several cars. South facing lawn with flower/shrub planting & gravelled area. Access either side to rear garden area with small stone OUTBUILDING. Views over open grazing land to the rear.

Integral GARAGE/WORKSHOP 5.19m max x 3.66m (17'0" max x 12'0")

Twin front doors, Trianco oil boiler, light & power Door to rear.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: 55-D
- (4) High Speed Fibre Broadband
- (5) Mains Water, Electricity & Septic Tank Drainage



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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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