



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 bedrooom 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

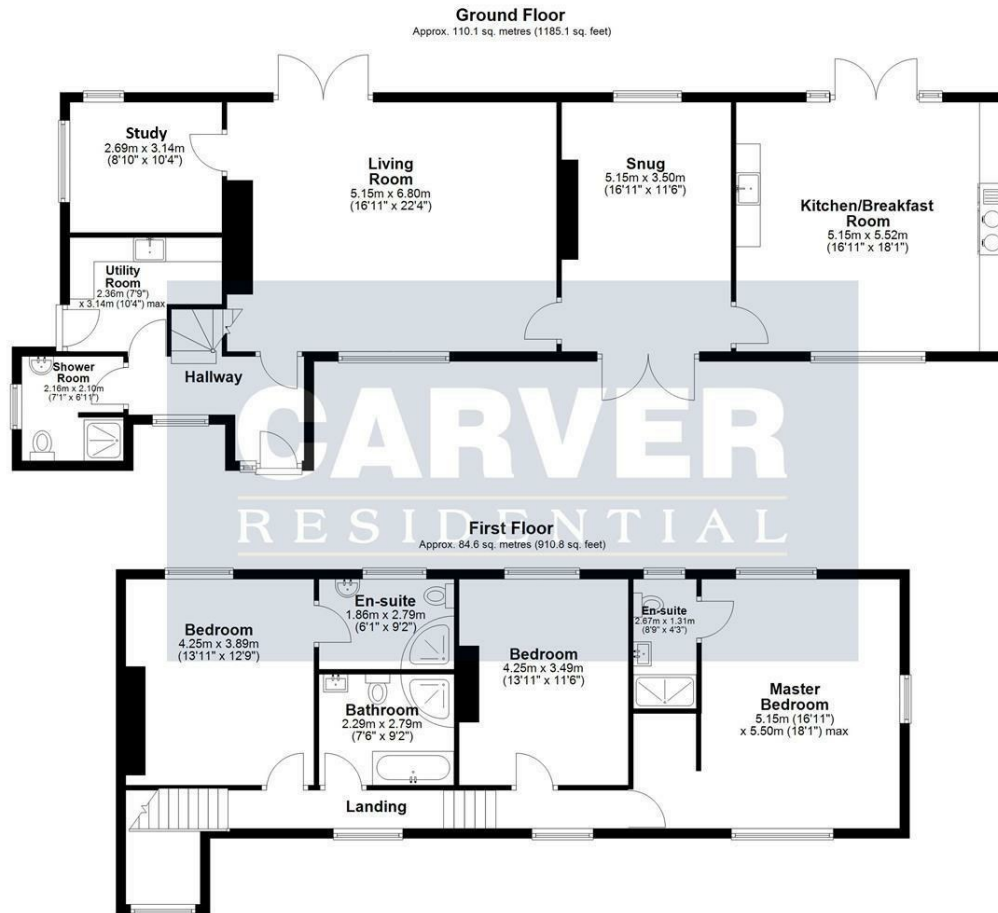
Double glazing.

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.

Buyer(s) Identification Checks

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.



Total area: approx. 194.7 sq. metres (2095.9 sq. feet)
The Grange, Church Lane, Hutton Bonville, Northallerton

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		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk