

**STOCKTON HOUSE**  
**APPLETON WISKE, NORTHALLERTON DL6 2AD**



**A Superbly Situated & Particularly Attractive & Spacious 4-Bedroomed Village Residence of Character & Distinction**

- Particularly Well Laid Out & Spacious
- Immaculately Appointed & Presented
- Quality Fitted Kitchen & Bathrooms
- Oil Fired Central Heating
- Private, Good Sized, Enclosed Rear Garden
- Much Sought After Village Centre Location

**Reduced to Offers in the Region of: £299,950**

# Stockton House, Appleton Wiske, Northallerton DL6 2AD

Northallerton	8 miles	Yarm	6 miles
Darlington	10 miles	A.19	3 miles
A.1	10 miles	York	35 miles
Teesside	8 miles		

The village of Appleton Wiske is a much sought after and highly desirable North Yorkshire Village situated amidst open countryside and is particularly well located between Northallerton, Yarm, Darlington and Teesside and within easy access of the A.19 trunk road. The property occupies a premier village centre location in this much sought after village which enjoys a host of amenities including Primary School, Shop, Post Office & Public House.

The property is within easy and very convenient commuting distance of excellent local market towns where a full and comprehensive range of educational, recreational and medical facilities can be found together with shopping and weekly markets. The A.19 and A.1 are within easy commuting distance. There is an East Coast main line train station at Northallerton and Darlington and linking London to Edinburgh and providing a journey time to London of some 2 ½ hours or thereabouts. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Leeds, Manchester, Liverpool and Manchester Airport.

## AMENITIES

**Shopping** – There is a local village shop and Post Office. Market town shopping is available at Darlington, Northallerton, Yarm and Catterick whilst the major centres of Teesside, York, Leeds and Newcastle are within convenient commuting distance.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales National Park.

**Racing** – can be enjoyed Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** – Darlington, Bedale, Northallerton, Thirsk and Yarm.

**Education** – this area of North Yorkshire is very well served by state and private education. The Primary School in the village enjoys an enviable reputation and there are good comprehensive schools at Northallerton, Darlington and Yarm with independent schools at Yarm, Ampleforth, Polam Hall, Queens Mary's at Baldersby and Teesside High.

**Leisure Centres** - Northallerton, Yarm, Darlington, Richmond and Bedale.

Additionally there are good leisure activities to be found at Northallerton and Yarm including Rugby, Football and Cricket Clubs and a number of public and private gyms within the area.

**Equestrian**- there are good riding schools at Richmond, Yafforth, Yarm and Brompton catering for all abilities and there are extensive equine activities within the area.

**Hunting** - The property lies within the Hurworth Hunt country and is within very convenient boxing distance of local renowned packs including the Bedale, West of Yore, Sinnington, Cleveland and Bramham Moor.

## DESCRIPTION

**Stockton House** comprises a substantial brick built under pantile roof 4-bedroomed distinctive village residence enjoying a prominent and very attractive position in the centre of this much sought after and highly desirable village.

The property fronts onto the village green and there is a cobbled set driveway giving access to the integral garage.

To the rear the property enjoys private good sized rear grounds and gardens which are attractively landscaped and have good sized patio, main area of lawned garden enclosed in fencing and brick wall. Purpose built arch and path with mature climbers and creepers provide a nice backdrop to the property and there is space and base for greenhouse and shed.

Internally the property enjoys the benefit of secondary double glazing and oil fired central heating. It has well laid out and particularly spacious accommodation throughout which has been well maintained and improved by the present owners and now enjoys the benefit of solid oak kitchen with granite work surfaces and quality fixtures and fittings. Attractive superior bathroom and en suite. The property is immaculately presented throughout with particularly light and airy accommodation. The property has scope for further extension to the rear and it is considered that there is scope to provide additional bedrooms to the first floor given the generous nature of the existing master bedrooms.

Early inspection is recommended to fully appreciate the property, its position and particularly its presentation.

## ACCOMMODATION

In over cobbled driveway, up steps under covered entrance with wall light point, inset matwell, multi paned upper glazed front door leading into:

**Entrance Hall**  
**5.35 x 2.10m (17'7" x 6'11")**

With solid oak floor. Double radiator. 2 wall light points. Stairs to first floor. Useful understairs cloaks area / potential office area.

Door to:

**Sitting Room**  
**4.42m x 5.89m (14'6" x 19'4") max**

Continuation of the solid oak flooring. Feature fireplace comprising brick built surround, painted hardwood mantle shelf, natural stone tiled hearth with a hearth mounted multi burning stove. Inset shelved recess. Coved ceiling. 3 wall light points. 2 double radiators. Windows to front and rear. Multi paned French doors into:

**Dining Room****4.11m x 2.74m (13'6" x 9')**

Continuation of the solid oak flooring. Coved ceiling. 2 wall light points. Double radiator. Double glazed rear sliding patio doors giving access to the rear garden.

**Dining Kitchen****5.10m x 3.81m (16'9" x 12'6")**

With a natural tiled floor. Substantial and attractive quality fitted kitchen comprising an extensive range of limed oak base and wall cupboards, granite effect work surfaces with contrasting cream tiled splashbacks. Inset stainless steel sink with mixer tap. Work surface inset drainer. Space and point and inset brushed steel and glass Diplomat oven topped with matching microwave. Inset Diplomat four ring Schott ceran electric hob with brushed steel extractor over. Built in Diplomat dishwasher. Built in AEG Lathermat auto wash. Built in fridge freezer. All appliances have unit matched doors. Display cabinet. Inset ceiling light spots. Kickboard heater. Stable door out to rear patio and gardens.

**Stairs to First Floor** have stained and polished balustrade and spindles leading to:

**First Floor Landing****2.13m x 6.17m (7' x 20'3")**

Providing a nice sitting area. Picture window. Two wall light points.

**Master Bedroom****3.60m x 5.10m (11'10" x 16'9")**

Coved ceiling. Double radiator. TV Point. Twin wall light points. Door into:

**En Suite Shower room****2.30m x 2.46m (5'7" x 8'1")**

Luxury white suite comprising Profile Plus cubicle with twin sliding doors to front, Triton mains shower and inset extractor fan. Duoflush WC and pedestal wash basin. Natural stone floor. Fully tiled walls. Heated towel rail / radiator. Inset ceiling light spots.

**Bedroom No. 2****4.44m x 5.92m (14'7" x 19'5")**

Windows to front and rear. Four wall light points. Double radiator. Substantial room offering tremendous scope for a further en suite bedroom and could be divided to provide for two bedrooms subject to purchaser's requirements.

**Bedroom No. 3****2.74 x 3.83m (9' x 12'7")**

Double radiator. Two wall light points.

**Bedroom No.4****2.28m x 2.74m (7'6" x 9')**

Radiator. Wall light point. Views to front.

**Family Bathroom****4.08m x 2.94m (13'5" x 9'8")**

Substantial and quality fitted bathroom with suite comprising panelled bath with mixer tap to side, duoflush WC, and unit inset wash basin with cupboard storage beneath. Half tiled walls. Cut granite tiled floor. Mirror fronted bathroom cabinet. Inset ceiling light spots. Double radiator. Heated towel rail / radiator. Built in airing cupboard with twin doors to front housing pressurised lagged cylinder with immersion heater with shelved storage.

**OUTSIDE****Gardens**

The rear garden is an extensive area of patio with ornamental walls to rear and two steps up to raised rear main garden which is lawned with post and panel fencing to two sides, exposed brick to the third. Purpose built arch and path with mature climbers and creepers over. There is a high degree of privacy to the rear. Space and base for greenhouse. Space and base for shed.

**Garage****2.44m x 5.35m (8' x 17'7")**

With concrete floor. Light and power. Fitted workbench to rear.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

Accompanied viewing by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

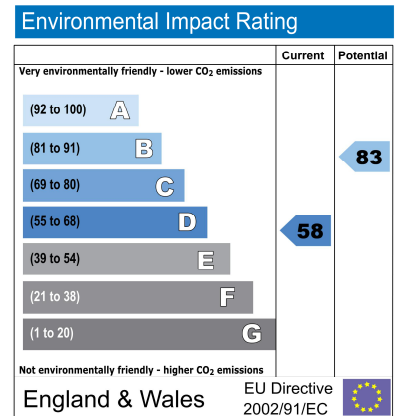
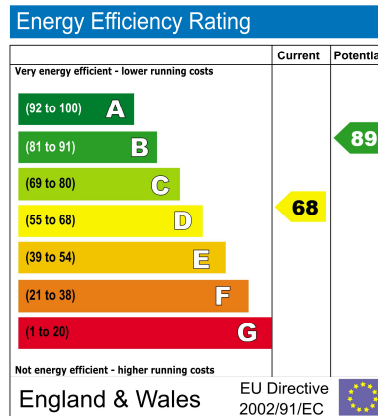
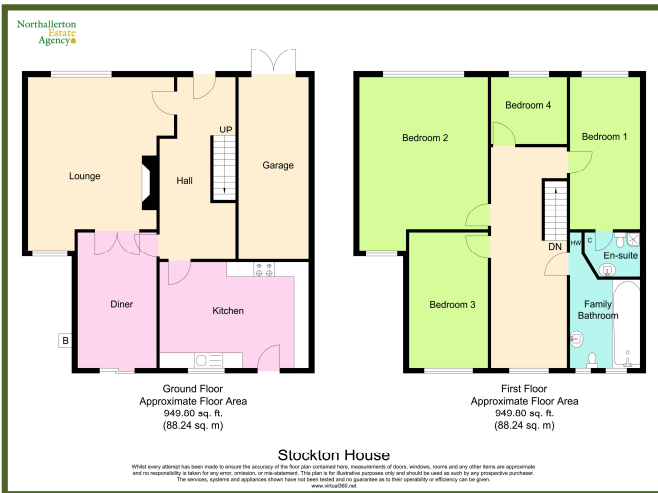
**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel; (01609) 779977.

**COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is E. The current annual charge is £1761.29.





**COMMITMENT**

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.