

S.4236

**Northallerton**  
**Estate**  
**Agency** 

**38 WEST END**  
**OSMOTHERLEY, NORTHALLERTON DL6 3AA**



**A Substantial, Stone Built 4-Bedroomed Village Residence of Immense Character & Distinction Situated in a Central Location in this Highly Sought After Village**

- Architecturally Attractive Village Residence
- Well Laid Out & Spacious Accommodation
- Potential to Provide Annexed Accommodation
- Tremendous Scope for Attic Conversion
- Detached Garage & Workshop
- Nicely Laid Out Grounds & Gardens

**Price: Offers in Excess of £350,000**

**Chain Free & Available for Early Completion**

# 38 West End, Osmotherley, Northallerton DL6 3AA

## SITUATION

Northallerton	8 miles A.19	1 mile
Teesside	15 miles Thirsk	8 miles
A.1	10 miles Yarm	12 miles
Leeds	40 miles Newcastle	40 miles

**38 West End, Osmotherley** enjoys a stunning position in this popular highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages nestling as it does at the foot of the Hambleton Hills with excellent access to the A.19 and A.1 trunk roads and within easy commuting distance of Teesside, York, Northallerton and Thirsk, Leeds, Newcastle and surrounding area.

The property is within walking distance of the village centre and its position enables it to take full advantage of all village amenities whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors.

The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended.

Local services can be found within Osmotherley itself, including several shops together with a well-respected primary school, Restaurants and public house. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market town of Northallerton – the County Town of North Yorkshire is only a 10 minute drive away.

Whilst being able to enjoy a very pleasant rural position, the property enjoys proximity to the A19 which puts it within comfortable commuting distance of Teesside, Yarm, York, Leeds, the A.1 and A.66 and road network beyond. The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 ½ hours travel time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

A full and comprehensive range of educational, recreational and medical facilities together with shopping are available in the local markets of Northallerton and Thirsk. For larger town requirements Middlesbrough, Teesside and York are all within easy travelling distance.

## AMENITIES

**Racing** – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

**Shooting & Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further away, the Yorkshire Dales National Park and close to local rivers and ponds.

**Golf** - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick

**Walking & Cycling** – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

## Sport

**& Leisure Centre** – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is a renowned local hospital situated within Northallerton.

**Schools** – the area is well served by good state and independent Schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools include Polam Hall (Darlington), Hurworth House, Teesside Preparatory and High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

## DESCRIPTION

The property comprises a substantial architecturally attractive stone built with pantile roof 4-bedroomed detached village residence of immense character and distinction enjoying stone lintels and sills, Georgian style windows which are secondary glazed. Internally the property enjoys has well laid out and spacious, attractively presented accommodation which has tremendous scope for updating and modernisation and additionally there is great scope to provide for a number of residential layouts including potential for annexed accommodation for dependent relative to the ground floor as well as scope to provide for a substantial attic conversion with extensive space which has occasionally been used by the present owners.

The property has a mix of UPVC sealed unit and secondary glazing and it has oil fired central heating. Externally it is accessed over cobbled path through twin stone gateposts with wrought iron central gate into the traditional cottage style front garden which is heavily shrubbed and planted with a central flagged seating area and great views over land to the front and across to the church. The front is south facing.

To the rear it enjoys a well laid out, attractive terraced garden with natural and flagged patio areas. Natural stone wall terraced gardens with stone steps through numerous established beds leading up to a fully enclosed rear seating area and gated access to the rear.

The property enjoys the benefit of detached workshop and garage and a good wide right of way to the side of the property for vehicular access.

The garage and workshop do present further opportunities for conversion to studio or home office working facilities or again annexed accommodation subject to Purchasers requirements and the necessary planning permission.

The offering of 38 West End, Osmotherley presents an all too rare opportunity for the discerning purchaser to acquire a substantial village residence in this most sought after of North Yorkshire villages which is available for early occupation and has tremendous scope for a number of residential layouts subject to Purchasers requirements and the necessary planning permission.

Early inspection particularly recommended.

## **ACCOMMODATION**

In through front door which is multi paned with bullseye panels with leaded glass substantial windows to side which are secondary glazed and have inset bullseye leading into:

### **Entrance Vestibule**

**2.46m x 1.42m (8'1" x 4'8")**

With a tiled floor. Exposed natural stone walls. Wall light point. Archway through and inner studded door with top clear glass light into:

### **Sitting Room**

**6.80m x 5.13m (22'4" x 16'10") max**

With a heavily exposed beamed ceiling. Quarry tiled floor. Feature fireplace comprising natural stone surround with a hardwood mantle shelf, stone hearth and inset open grate. Useful chimney breast alcoves presently utilised as book shelving. Built in recessed display niche which is shelved. Two double radiators. Ceiling light points. Twin windows to front provide for a nice degree of natural light. The property will have a mix of wooden sealed unit double glazing and secondary glazing. Through door into:

### **Farmhouse Kitchen**

With original stone surround and chimney breast with inset Esse oil fired stove which also provides hot water and central heating. There is an attractive range of light oak base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap. Heavily beamed ceiling with ceiling light point. Leaded fronted and shelved display cabinet. Chimney breast recess shelving. One part exposed and painted wall. Tiled floor. Space and point for electric cooker. Space and point for fridge. Multi paned window looking onto the front garden. Internal multi paned bullseye door leading into:

### **Dining Room**

**5.64m x 3.27m (18'6" x 10'9")**

With a painted beamed ceiling with two ceiling light points. Half parquay wood floor, half laminate tiled. Double radiator and single radiator. Telephone point. Stairs to first floor. Window to rear looking onto patio and terraced garden. Built in shelved store cupboard. Multi paned door to rear with bullseye gives access to:

### **Rear Sun Lounge / Entrance**

**2.81m x 1.64m (9'3" x 5'5")**

With quarry tiled floor. Thermalactic ceiling. Wooden sealed unit double glazed Georgian windows to front. Stable door to side. Wall light point and power point. Door through to:

### **Utility Room**

**2.51m x 1.74m (8'3" x 5'9")**

With fitted base unit topped with single drainer, single bowl stainless steel sink unit with a Heatstore electric water heater over. Space and plumbing for auto wash. Space and vent for dryer. Tiling to two walls. Continuation of the quarry tiled floor. Wall mounted cloaks hooks. Double glazed window to the rear. Multi paned opaque glazed door to:

### **Studio / Workroom**

**4.06m x 3.35m (13'4" x 11')**

Tiled effect floor. Radiator. Ceiling light point. Beamed ceiling. Wall mounted shelving. Opaque glazed window to one end. Door to:

### **Understairs Store Cupboard**

**1.74m x 0.71m (5'9" x 2'4")**

Shelved. Cloaks hooks. Archway to:

### **Downstairs Shower Room**

**1.06m x 0.93m (3'6" x 3'1")**

Fully tiled walls and floor. Redring Super 7S electric shower. Wall light point. Extractor fan.

### **WC**

**1.06m x 1.37m (3'6" x 4'6")**

Quarry tiled floor. WC. Wash basin. Shaver light socket and mirror. Dimplex electric heater. Beamed ceiling with ceiling light point.

**Stairs to First Floor** with downstairs room:

### **Harry Potter Room Number 38a**

Wall light point. Picture window looking into Studio.

**Sweeping Stairs to First Floor** with painted balustrade and spindles past two picture windows and leading up to:

### **First Floor Landing**

**5.13m x 1.49m (16'10" x 4'11")**

With two attic accesses and access to:

### **Bedroom No. 1**

**3.98m x 3.91m (13'1" x 12'10") max into bay window**

Superb views onto garden and across to attractive countryside. Built in double wardrobe. Coved ceiling. Ceiling light point. Double radiator. Unit inset mounted wash basin. Shaver light, socket and mirror. Corner display shelf.

**Bedroom No 2****3.66m x 3.71m (12' x 12'2")**

With coved ceiling. Ceiling light point. Double radiator. Twin overbed light points. Built in double wardrobe. Telephone point. Wash basin. Shaver, light, socket and mirror. View over front garden and across to paddock land.

**Bedroom No. 3****3.78m x 2.74m (12'5" x 9')**

Double radiator. Ceiling light point. Coved ceiling. Built in double wardrobe.

**Master En Suite Room****3.73m x 3.76m (12'3" x 12'4")**

Coved ceiling. Ceiling light point. Radiator. Built in shelved display cupboard. 2 double wardrobes. Additional overbed cupboard storage. Fitted headboard with shelf over. Archway to:

**Dressing Area**

Double and single wardrobe. Further useful cupboard. Louvre door to:

**En Suite WC****1.39m x 2.03m (4'7" x 6'8")**

WC and pedestal wash basin with tiled splashback. Shaver light, socket and mirror. Radiator. Greenwood Airvac extractor fan. Ceiling light point.

**Bath / Shower Room****2.96m x 2.20m (9'3" x 7'3")**

Fully tiled and comprising suite with shower cubicle with Mira Vie electric shower. Twin sliding doors to front. Matching panelled bath, pedestal wash basin and WC. Double radiator. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater.

**Access**

With quality fitted wooden fold down ladder which gives access to:

**Attic****8.33m x 4.03m (27'4" x 13'3")**

A substantial space which could offer tremendous additional accommodation to the main and would readily lend itself to annexed accommodation. It is fully open to eaves main area. Panelled sides and two ceiling light points.

**Further Area****3.86m x 3.96m (12'8" x 13' max)**

Ceiling light point. Made into separate room.

**OUTSIDE****Gardens**

Externally it is accessed over cobbled path through twin stone gateposts with wrought iron central gate into the traditional cottage style front garden which is heavily shrubbed and planted with a central flagged seating area and great views over land to the front and across to the church. The front is south facing.

To the rear it enjoys a well laid out, attractive terraced garden with natural and flagged patio areas. Natural stone wall terraced gardens with stone steps through numerous established beds leading up to a fully enclosed rear seating area and gated access to the rear. Outside tap.

**Workshop****4.79m x 5.38m (15'9" x 17'8")**

With beamed ceiling. Stone walls to two sides. Brick, block and a corrugated to the other two sides. Concrete floor. Light and power. French doors looking onto the seating area. Archway through into:

**Garage****4.77m x 4.32m (15'8" x 14'2")**

Twin quality wooden doors to front with useful stable door access to side. Corrugated roof on beamed ceiling. Light. Concrete floor. Open to eaves height. Inset roof light.

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

By appointment with Northallerton Estate Agency \_ Tel (01609) 771959

**SERVICES**

Mains Water, Electricity and Drainage. Solid Fuel Heating.

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is **F**. The current annual charge is £2081.34 per annum.

**TENURE:**

Freehold with Vacant Possession.

**RIGHT OF WAY**

The property has a right of way over the adjacent access driveway and gives access then into the property and to the garage.





**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 importance 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.

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