

**OLD SALUTATION  
LOW STREET, LITTLE FENCOTE,  
NORTHALLERTON DL7 9LR**



**A Grade II Listed Georgian Former  
Coaching Inn**

**6 Acres of Land Available by Separate Negotiation**

**Price: £595,000**

# **Old Salutation. Low Street. Little Fencote. Northallerton DL7 9LR**

**WE ARE VERY PROUD TO OFFER A SUBSTANTIAL, GRADE II LISTED GEORGIAN  
FORMER COACHING INN  
OFFERING THE FOLLOWING:**

**A Very Impressive & Generously Proportioned Georgian Former Coaching Inn  
With Tremendous Scope for Further Improvement & Extension / Utilisation of  
2<sup>nd</sup> Floor Accommodation**

**Presently a Country Residence of Character, Distinction & Substance**

**Well Laid Out & Attractively Presented 5-Bedroomed Family Accommodation  
Arranged on Two Floors**

**Superb Vaulted Ceiling Living Kitchen of  
Immense Character & Distinction with Views to Front & Rear**

**A Host of Original Features Retained & Enhanced  
By the Present Owners**

**Extensive Third Floor Extending to 6 Bedrooms with Scope  
To Provide Additional Accommodation, Self-Contained Annexe Etc.  
Subject to Refurbishment & Building Regulations**

**Attached Double Garage, Workshop & Storage**

**Oil Fired Central Heating**

**Very Attractive Rural Position in Much Sought After Country Location**

**Good Sized, Well Laid Out, Mature Grounds with Extensive Hardstanding  
& Sweeping Driveway**

**Small Scale Tree Planting & Relaxing Entertainment Area**

**Inspection is Essential to Fully Appreciate the Property, Its Potential & its Attractive Rural  
Location**

**Available for Early Completion**

**6 Acres of Land for Sale by Separate Negotiation**

# OLD SALUTATION, LOW STREET, LITTLE FENCOTE, NORTHALLERTON DL7 9LR

## SITUATION

Northallerton	6 miles	Richmond	8 miles
A1	½ mile	Darlington	16 miles
Bedale	5 miles	Catterick	10 miles
A.19	15 miles		

(All Distances are Approximate)

**Old Salutation** is situated in attractive open countryside and enjoys panoramic views out over the surrounding agricultural land and benefits from being within easy reach of Kirkby Fleetham, Bedale, Richmond, Northallerton, Darlington and the A1, providing excellent access to routes north and south and bringing Tyneside, Leeds, West Yorkshire and Teesside within 45 minutes commuting distance and providing good links into the main arterial road networks of the UK. The local villages of Kirkby Fleetham, Scruton and Thrintoft enjoy the benefit of public houses, village shop, post office, primary school and churches. The property faces south and is just west of the picturesque village of Little Fencote. The property has been well maintained and enhanced by the present owners, is very nicely appointed and has been improved whilst still retaining tremendous scope for further extension utilising the former rooms to the second floor.

## AMENITIES

**Shopping** – Market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

**Schools** – The area is well served by good state and independent schools. Comprehensive schools are at Bedale, Northallerton, Richmond and Darlington. Independent schools in the area are Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

**Hunting** – The Bedale, Hurworth and Zetland Hunts are all close by and the renowned packs of the York and Ainsty North, West of Yore and Bilsdale are within reasonable and convenient distance.

**Shooting and Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North York Moors and the Yorkshire Dales and close to local rivers and ponds.

**Racing** – Catterick, Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Newcastle and Doncaster.

**Golf** – Bedale, Romanby, Thirsk, Darlington, Richmond and Catterick.

**Walking** – The area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Theatres** – Darlington, Richmond, Durham and Newcastle.

**Leisure Centres** – Richmond, Darlington, Northallerton, Bedale and Scotch Corner.

**Communications** - A.1 and A.19 Trunk roads close by providing direct access north and south and feeding into the A.66 Transpennine. Main line train stations at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of approximately 2 ½ hours. Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Newcastle and Leeds /Bradford.

## DESCRIPTION

**Old Salutation** comprises a substantial well laid out and spacious country residence of character and distinction which was constructed circa 1600 and was formerly a famous Coaching Inn. The property is brick built with a tiled roof and retains a host of original features including laid stone flagged floors and beamed ceilings. The property is Grade II Listed and is attractively positioned with outstanding views over the surrounding countryside.

There is well laid out and spacious accommodation throughout, it is nicely appointed and has enjoyed some refurbishment by the present owners but in a sympathetic way to retain its very unique feel. Under the present ownership a superb vaulted ceiling living kitchen has been constructed which enjoys quality fittings throughout, enjoys views front and rear and provides a real focal point for this excellent family house.

Of particular note are the well-proportioned reception rooms and large light and airy bedrooms. The principal rooms and features are as follows:

**Drawing Room** with Inglenook Fireplace and inset multi burning stove.

Beamed **Music Room/ Entrance Hall** with solid fuel Stove.

Beamed **Dining Room** with feature fireplace and views onto the front garden.

Good sized **Snug/Playroom** with natural light and Yorkshire stone fireplace

Superb Vaulted **Living Kitchen** with plinth mounted oil fired Aga Separate Walk in **Pantry, Utility & Downstairs Cloakroom.**

Good Sized **Cellar** providing potential for Games Room, Wine Cellar etc.

On the first floor is a large **Master Bedroom** with En Suite Facilities.

Four additional **Double Bedrooms.**

Family **Bathroom.**

Substantial **Second Floor** which was formerly 6 bedrooms used during the property's days as a Coaching Inn. They are presently in need of refurbishment and would provide further residential accommodation, separate annexed for an extended family or games / offices subject to Purchasers requirements.

Outside, the property enjoys the benefit of a detached double garage, sweeping chippings driveway and hardstanding.

The grounds are laid to three sides and provide a nice mix of formal lawns, shrubberies, patios and seating areas together with

small orchard, all enjoying mature shrubs and attractive seating areas.

The front gardens are particularly private enjoying walled gardens to front and side whilst to the side and rear there are good areas of lawn suitable for entertaining.

## ACCOMMODATION

In through solid wood front door with leaded glass lights above into:

### MUSIC ROOM/ENTRANCE HALL

**11' 11" x 11' 8" (3.37m x 3.38m)**

Raised stone flag hearth housing a Morso solid fuel stove, beamed ceiling, double radiator, TV point, door to rear lobby, painted tile floor.

### SNUG/PLAYROOM

**11' 8" x 14' 11" (4.30m x 3.37m)**

Cove cornice ceiling, central substantial beam, feature cut Yorkshire Stone fireplace, mantle shelf and hearth, inset open grate, double radiator, inset ceiling light spots, telephone point.

### DINING ROOM

**15' 4" x 14' 11" (4.58m x 4.30m)**

Feature fireplace comprising ornate cast grate with copper hood over, tiled reliefs to the side, tiled hearth, additional moulded surround and mantle shelf, cove cornice ceiling, centre ceiling beam, double radiator, 3 wall light points. Sash window looking out over front garden.

### DRAWING ROOM

**18' 1" x 15' 5" (5.48m x 4.58m)**

Inglenook fireplace which is brick built with slate hearth and inset multi burning stove, built in Inglenook cupboards providing shelved storage, door to outside, cove cornice ceiling, large centre ceiling beam, double radiator, and 2 wall light points.

### INNER HALLWAY

**20' 9" x 3' 7" (6.12m x 0.93m)**

Laid stone flag floor. Beamed ceiling, Ceiling light point, radiator.

### LAUNDRY ROOM

**11' 11" x 11' 10" (3.38m x 3.38m)**

Quarry tile floor, beamed ceiling, plinth, built in single drainer, stainless steel sink unit and cupboard storage, wall mounted plate rack, sliding hatch through to Drawing Room, space and plumbing for dishwasher, space and plumbing for auto wash, space for additional appliances, windows to two sides, TV point, inset ceiling light spots plus 4 ceiling light points, double radiator.

### TACK AND BOOT STORE

**15' 3" x 8' 4" (4.58m x 2.45m)**

Quarry tiled floor, radiator, ceiling light point, oil fired central heating boiler, TV point, attic access. Door out to side. Door into:

### OFFICE

**7.04" x 7' 10" (2.14m x 2.16m)**

Fitted base unit with inset single drainer stainless steel sink unit. Floor mounted Megaflow pressurised cylinder, window looking onto rear courtyard and garden, ceiling light point.

### DOWNSTAIRS CLOAKROOM

**8' 9" x 3' 8" (2.46m x 0.93m)**

Suite comprising WC, wall mounted wash basin with natural tiled splashbacks, granite tiled floor, wall mounted cloaks rail, original sliding sash window to rear, original door with glass lights above providing natural light to inner hallway.

### CELLAR

**27' 1" x 11' 9" (8.23m x 3.38m)**

Granite tiled floor, arched ceiling, light, original mesh window, store cupboard.

### LIVING KITCHEN

**24' 7" x 17' 6" (7.50m x 5.33m)**

Nicely delineates into Kitchen and Dining Areas. Beamed ceiling, natural skylights. The kitchen area has a natural slate floor together with extensive range of base units with inset double bowl Belfast sink by Villeroy and Bosch, stained polished wood work surfaces with grooved drainer, central work station with sink and mixer tap over, unit inset Bosch gas ring, plinth mounted oil fired Aga. Unit matched larder cupboard, unit matched larder fridge, unit matched dishwasher.

The Dining Area enjoys the benefit of stained and polished wood floor with slim line wall lights, 2 radiators, French doors out to garden and grounds, unit matched corner built in dresser with upper glass shelved display and inset lighting. The room has ceiling light points, windows to three sides and inset roof lights.

### REAR ENTRANCE HALL

**20' 4" x 3' 11" (6.11m x 0.94m)**

Original laid stone flag floor, dado rail, 2 ceiling light points, central archway leading to Staircase and Rear Hallway, radiator

### STAIRS TO FIRST FLOOR

Broad Staircase with quality balustrade and spindles leading up to half landing with window looking out over rear courtyard and grounds.

### MAIN LANDING

**(L shaped)**

**24' 0" x 3' 7" (7.31m x 0.93m)**

Beamed ceiling, 2 wall light point, radiator, stairs to Second Floor.

### MASTER BEDROOM

**15' 6" x 15' 0" (4.59m x 4.57m)**

Original fireplace comprising ornate inset basket grate with cast surround, wall mounted moulded surround and mantle shelf,

ornate cove cornice ceiling, ceiling light point, double radiator, telephone point. Superb views out onto front garden.

Door into:

#### **EN SUITE SHOWER ROOM**

**10' 4" x 4' 0" (3.15m x 1.22m)**

With natural stone flagged tiled floor, half tiled walls with concealed system duo system WC, wall mounted wash basin with quality mixer tap, wall mounted heated towel rail, inset ceiling light spots, separate fully tiled shower cubicle with inset storage shelf, Matki shower with drench head over, wall mounted extractor, quality glass door to front.

#### **BEDROOM 2**

**15' 8" x 15' 0" (4.59m x 4.57m)**

Original cast fireplace, mantle shelf, ornate surround and inset basked grate. Built in chimney breast storage cupboards with clothes hanging, beamed ceiling, light point, double radiator.

#### **BEDROOM 3**

**15' 8" x 12' 0" (4.59m x 4.57m)**

Original cast fireplace, mantle shelf, ornate cast surround with inset basked grate, built in chimney breast storage cupboard and additional storage cupboard suitable for built in wardrobe or facilities. Ceiling light point, centre ceiling beam.

#### **BEDROOM 4**

**14' 11" x 11.8" (4.30m x 3.37m)**

Original cast fireplace with ornate surround and inset grate, additional painted carved stone surround and mantle shelf, ornate cove cornice ceiling with centre ceiling beam, double radiator, ceiling light point.

#### **BEDROOM 5**

**11' 11" x 11' 8" (3.38m x 3.37m)**

Original cast fireplace with ornate surround and inset grate. Additional plain surround and mantle shelf. Centre ceiling beam, light point, double radiator, superb views out to the rear over open countryside.

#### **BATHROOM**

**11' 7" x 7' 11" (3.37m x 2.16m)**

Suite comprising freestanding cast bath on ball and claw feet and shower attachment and separate fully tiled double shower cubicle with Triton Topaz T1001 electric shower, sliding doors to the front, matching pedestal wash basin and WC. Wall mounted heated towel rail, wall mounted extractor fan, single radiator, 4 ceiling light points, tiled splashbacks, ceiling light spots.

#### **STAIRS TO SECOND FLOOR**

Exposed stairs.

#### **LANDING**

**7' 10" x 3' 0" (2.16m x 0.92m)**

#### **NO. 1 ROOM**

**12' 0" x 11' 6" (3.65m x 3.37m)**

Ceiling light point. Picture window. Heavily beamed ceiling.

#### **NO. 2 ROOM**

**12' 0" x 11' 4" (3.65m x 3.36m)**

Beamed ceiling. Door through into:

#### **NO. 3 ROOM**

**18' 1" x 12' 9" (5.48m x 3.68m)**

Window to one end. Heavily beamed ceiling.

Further stairs leading down to Inner First Floor Hallway then steps up again to rear suite of rooms which comprise:-

#### **NO. 4 ROOM**

**15' 0" x 11' 7" (4.57m x 3.37m)**

Heavily beamed ceiling. Picture window.

#### **STORAGE AREA**

**7' 0" x 4' 0" (2.13m x 1.21m)**

Beamed ceiling.

#### **NO. 5 ROOM**

**15' 5" x 15' 2" (4.58m x 4.57m)**

Heavily beamed ceiling. Door into:

#### **NO. 6 ROOM**

**15' 2" x 18' 2" (4.57m x 5.49m)**

Picture window over attractive countryside. Heavily beamed ceiling.

The Second Floor rooms are in need of full updating, modernisation and refurbishment having been used for storage by the present owners.

#### **GARAGE**

**21' 10" x 17' 11" (6.65m x 5.46m)**

Twin wooden doors to front, concrete floor, has the benefit of light and power, 4 ceiling light points, beamed ceiling offering substantial storage.

Approximate Gross Internal Area  
 Main House = 4539 Sq Ft/422 Sq M  
 Garage = 374 Sq Ft/35 Sq M  
 Total = 4913 Sq Ft/457 Sq M



## **OUTSIDE**

The rear garden is a very attractive area of flagged patio with partly covered pergola adjacent to the front elevation, flagged walkway across the front and nice seating areas.

There is a lawned garden with a stone built barbecue area, corner rockery/potential water feature, stone walls to front, hedging to side leading to orchard area with various mature trees.

To the front there is a sweeping chippings driveway with central lawned area together with large rear lawned garden areas.

## **GENERAL REMARKS AND STIPULATIONS**

### **VIEWING:**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

### **TENURE:**

Freehold with vacant possession upon completion.

### **SERVICES:**

Mains water, electricity and drainage.

### **CENTRAL HEATING:**

Oil Fired Central Heating.

### **LOCAL AUTHORITY:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. no. 01609 779977.

### **COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band G. The current annual charge is **£2,581.88.**

### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

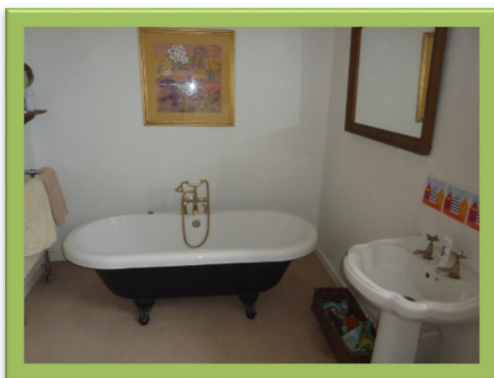
The property is sold subject to and with the benefit of all rights of way whether public or private, water, light, drains sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

### **BOUNDARIES:**

The vendor will only sell such interest as he or she may have in the boundary hedges and fences. The inward facing T marks are an indication of the ownership of these boundaries as far as they are known to the Vendors.

### **MODE OF OFFERING:**

The property is offered for sale by private treaty.



**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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