

S.4686

Northallerton  
Estate  
Agency 

**ULLINGSWICK  
5 GRAMMAR SCHOOL LANE  
NORTHALLERTON, NORTH YORKSHIRE DL6 1DA**



**A Unique Superbly Positioned 6-Bedroomed Detached Family Residence of Character & Distinction Situated on a Large Generous Plot with Scope to Extend and with Tremendous Potential for Updating & Modernisation in the Most Highly Sought After & Convenient Residential Location Close to the Centre of Northallerton**

Substantial Architecturally Unique Detached Residence  
A Host of Original Features inc.10 Original Fireplaces  
Scope to Provide Various Residential Layouts  
Well Laid Out Landscaped Grounds & Gardens  
Double Glazing & Gas Fired Central Heating

Scope for Updating & Modernisation  
Detached Garage with Scope  
Highly Sought After, Desirable Residential Location  
Convenient Walking Distance of Town Centre  
Close to Local Amenities

**Offers in Excess of: £500,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 5 Grammar School Lane, Northallerton DL6 1DA

## SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
York	30 miles	Teesside	17 miles
Ripon	14 miles	Leeds	40 miles
Richmond	14 miles	Yarm	15 miles
Catterick	16 miles		

**Ullingswick, 5 Grammar School Lane** is superbly situated on a very generous plot in a favoured south side position in premier residential location within easy and convenient walking distance of the Town Centre, County Hall and the Railway Station and schooling.

The town of Northallerton offers a full and comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping and twice weekly markets.

The town is well located for commuting being within 7 miles travelling distance of the A.1 and A.19 trunk roads together with excellent links to the main arterial roadways of the UK. There is an East Coast mainline train station at Northallerton, on the line which links London to Edinburgh and providing a journey time to London of 2 ½ hours approximately. Additionally via the Transpennine route that also calls at Northallerton there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford and Newcastle.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Parks where much renowned walking, cycling, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Scarborough, Whitby and Redcar.

## AMENITIES

**Shooting & Fishing** - the property is attractively placed 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 and close to local rivers and ponds.

**Hospitals** - the Friarage Hospital which is within walking distance of the property. James Cook is within easy travelling distance.

**Schools** - the area is well served by good state and independent schools. The property is within the catchment area for all the Northallerton Primary Schools and is within walking distance of Broomfield, Sacred Hearth and the Applegarth, all of which enjoy an enviable reputation. Local Comprehensive Schools can be found at Northallerton, Thirsk and Richmond whilst independent schools can be found at Yarm, Teesside, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby and Ripon Grammar.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

**Golf** - Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham.

**Walking and Cycling** - the area is well served for attractive walking and cycling amidst particularly attractive countryside and scenery around Northallerton and surrounding villages.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington. Additional leisure activities can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

## DESCRIPTION

**Ullingswick, 5 Grammar School Lane** comprises a unique brick built with pantile roof, predominantly rendered substantial detached residence constructed circa 1910 and occupying a tremendous plot on Grammar School Lane, the most sought after residential location in Northallerton. The property sits on the eastern side of the plot and is south facing with to the western side formal laid out gardens and grounds extending to lawns, patios, pergolas and substantial mature shrubberies and shrub borders.

The property is approached through twin brick built pillars with stone tops and wrought iron twin gates with matching pedestrian gate to side onto the tarmac driveway which runs between the property and the gardens and gives access to the detached double garage and attached workshop.

To the front of the property are low level brick walls within inset pillars and well maintained conifer hedging providing a nice degree of privacy. To the rear of the hedge are two raised beds with, adjacent to the property a laid Yorkshire stone pathway and patios providing seating areas to the front of the property, where there is also a further ornamental gate giving pedestrian access in. Proceeding down the side of the property are post and plank ornamental fencing with numerous shrubberies and beds leading down to the rear. At the rear the property enjoys stoned flagged seating area, nicely secluded and further grass pathway with shrub borders and beds to either side which proceeds around to the rear where there is a tarmac area suitable for drying, dog pens etc.

The formal gardens are situated to the western side of the driveway and comprise a flagged patio area with pergola situated adjacent to the garage with climbing rose over. There is a step down to the formal gardens which are predominantly laid to lawn with a central flagged area upon which is a summer house on track so that it can be turned to greet the sunshine. There are well stocked shrubberies and rockeries between the driveway and the gardens providing a riot of colour. At the front is a continuation of the low level brick wall behind which are numerous shrubs and bushes providing a high degree of privacy to the grounds and gardens of the property. The western and northern boundaries are brick walls topped and to the front of them are numerous established beds and shrubberies. Additionally there is a built in seat with arch over with a chippings pathway leading to it through the garden and a further corner flagged patio nicely screened with trellising and climbing clematis which takes advantage of the evening shine.

Internally the property enjoys the benefit of particularly well laid out and spacious generously proportioned throughout 6-bedroomed accommodation which has been well maintained but unmodernised by the present owners and offers tremendous scope

for updating, modernisation and refurbishment subject to purchasers' requirements and taking into account the numerous attractive architectural and original features which have been retained.

The property has scope for various residential layouts and scope for further extension subject to purchasers' requirements and any necessary planning permissions.

The offering of **Ullingswick, 5 Grammar School Lane** offers a truly unique opportunity for the discerning purchaser to acquire a substantial detached residence within Northallerton which although convenient for all amenities sits in a quiet location and enjoys tremendous scope for personalising the purchasers' requirements.

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

## ACCOMMODATION

In from the front through substantial original front door with studded reliefs and brass door furniture into:

### Entrance Vestibule 2.71m x 1.85m (8'11" x 6'1")

With black and white quarry tiled floor. Picture window. Centre ceiling light point. Internal hardwood door with upper etched glass relief panels into:

### Formal Hallway 9.01m x 2.66m (29'7" x 8'9")

With black and white quarry tiled floor. Coved ceiling. Two ceiling light points. Stairs to first floor. Double radiator. Openreach point. Leaded glass windows from the vestibule. Fire surround with display ledges. Original picture rail. Recessed coat hanging area. Useful understairs open area.

### Door to:

### Downstairs WC 2.30m x 1.16m (7'7" x 3'10")

A continuation of the quarry tiled floor. Duoflush WC. Wall mounted wash basin on ornate cast brackets with a picture tiled splashback. Ceiling light point.

### Utility Room 2.30m x 1.93m (7'7" x 6'4")

Range of original base and wall cupboards. Work surfaces with an inset single drainer, single bowl stainless steel sink unit with mixer tap over. Original tiled splashback. Upper shelving. Aluminium window overlooking rear yard area. Ceiling light point. Space for appliances.

### Living Room 7.11m x 5.40m (23'4" x 17'9") max into side bay

Coved ceiling. Centre ceiling light point. Full length window to the front with port hole and bay windows to side. Two radiators. Original mahogany fire surround and mantel shelf and has a tiled

hearth. At present there is a wall mounted Flavel gas fire (it is thought there is an original open fire behind). Coved ceiling. Original fitted picture rail. Built in display alcoves. Stained wooden floor. TV point. Light and airy room. Four wall light points. UPVC sealed unit double glazed windows.

### Dining Room 6.25m x 4.49m (20'6" x 14'9") max

Coved ceiling. Centre light point. Original feature fireplace comprising mahogany surround, mantel shelf and display shelf with a tiled backplate and an inset open grate. UPVC sealed unit double glazed windows to the front bay. Radiators. UPVC sealed unit double glazed french doors out to the side giving access to the driveway and gardens. Feature multi paned, single glazed port hole window. Built in original store cupboard with hatchway through to the Morning Room. TV point. Stained and polished wood floor.

### Snug 4.39m x 3.98m (14'5" x 13'1")

Laid wood effect vinyl floor. Mahogany fire surround, hearth and display shelf. Inset tiled surrounds and backplate and tiled hearth. Original picture rail. Centre light point. Two double radiators. UPVC sealed unit double glazed french doors out to the rear. Dual aspect providing lots of natural light.

### Morning Room 4.59m x 3.55m (15'1" x 11'8")

Centre light point. Radiator. Large UPVC sealed unit double glazed window overlooking gardens. Floor mounted Myson Marathon gas fired central heating boiler with original cupboards to side incorporating the airing cupboard housing lagged cylinder and immersion heater with shelved storage around and drawer storage beneath. Gives access to Kitchen

### Pantry 1.49m x 1.49m (4'11" x 4'11")

Tiled shelf. Glazed front pine display cabinet. Shelved storage. Light point. Quarry tiled floor.

Door from the Morning Room to:

### L Shaped Kitchen 4.01m x 3.66m (13'2" x 12')

Range of base and wall cupboards. Wood effect work surfaces with inset 2 ½ bowl single drainer stainless steel sink unit with mixer tap over. Space and point for gas cooker. Space for fridge freezer. Window to two sides. Solid rear access door. Half tiled walls to three sides. Two inset ceiling light points and spot track. Extractor over cooker.

**Stairs to First Floor** with painted spindles topped with a polished pine balustrade. Wooden treads with brass stair grips leading up to:

### Galleried Landing 7.23m x 2.64m (23'9" x 8'8") overall

Open plan and has space suitable for reading or computer area.



**Two Rear Recesses**

5' x 3'9" and 6'7" x 4'9" which allows access to all rooms together with:

**Recessed Sitting Area**

7'8" x 3'11" which has a Yorkshire rose UPVC sealed unit double glazed window.

Door to:

**WC**

0.89m x 1.80m (2'11" x 5'11")

Low level WC with a slimline cistern and a light point.

Off the Hallway and the recesses is access to all rooms as follows:

**Large Master Bedroom**

6.15m x 4.49m (20'2" x 14'9")

Stained and polished wood floor. Original painted cast fire surround with attractive reliefs and mantel shelf over. Original tiled hearth. Cast surround and backplate. Centre light point. Dual aspect windows. Picture rail.

Access to an attic storage area 26'6" x 10'9" of useable space which is lined and has inset light panels. Door into:

**Jack & Jill Bath/Shower Room (also takes access off the landing)**

2.66m x 2.10m (8'9" x 6'11")

Fully tiled corner shower cubicle with a mains Mira XL shower. Curved sliding doors to front. Coloured panelled bath and matching pedestal wash basin. Fully tiled walls. Wall mounted heated ceiling light. Radiator.

**Bedroom No. 5**

4.52m x 2.96m (14'10" x 9'9")

Picture rail. Ceiling light point. Radiator. Original painted fire surround and mantel shelf over with a Delft tiled hearth.

**Linen Cupboard**

1.72m x 0.98m (5'8" x 3'3")

Shelved. Light point. (There is potential to provide for a Guest Suite with its own bathroom in this area).

**Bathroom**

2.30m x 1.83m (7'7" x 6')

Coloured suite comprising panelled bath. Unit inset wash basin with cupboard storage beneath. Fully tiled walls. Light point. Radiator. Built in recessed shelved linen cupboard.

**Bedroom No. 4**

3.66m x 3.12m (12' x 10'3")

With original picture rail. Light point. Radiator. Original Remy Macintosh inspired fire surround and mantel shelf with adjacent cupboard.

**Bedroom No. 3**

4.16m x 4.49m (13'8" x 14'9")

With original picture rail. Cast and painted ornate decorated fire surround and mantel shelf with an internal cast surround open grate. Alcoved shelved storage. Radiator. Light point.

**Bedroom No. 2**

6.22m x 4.49m (20'5" x 14'9") max overall into bay

South west facing. Radiators. Dual aspect double glazed mental windows overlooking the garden. Original ornate and painted cast fire surround and mantel shelf. Picture rail. Centre light point.

**Bedroom No. 6**

3.57m x 2.76m (11'9" x 9'1")

Picture rail. Light point. Radiator. Telephone point. Original wood floor. Ornate cast surround and Delft tiled hearth. Picture window above.

**OUTSIDE****Garage**

5.25m x 4.98m (17'3" x 16'4")

Brick built with a pantile roof. Twin up and over doors. Hardwood double glazed french doors to the side which is accessed via the patio area with pergola. Concrete floor. Beamed ceiling which has been partly boarded. Light and power. Could subject to purchasers' requirements offer potential and scope for a number of uses. Built into the garage is:

**Separate Tool Shed**

1.52m x 2.38m (5' x 7'10")

Concrete floor with raised workbench.

To the rear of this is:

**Workshop**

2.64m x 2.49m (8'8" x 8'2")

Wooden door to front. Concrete floor. Light and power.

**Dog Run**

These buildings above could subject to purchasers requirements offer potential and scope for a number of uses including annexed accommodation, studio, workshops etc.

## **Gardens**

The formal gardens are situated to the western side of the driveway and comprise a flagged patio area with pergola situated adjacent to the garage with climbing rose over. There is a step down to the formal gardens which is predominantly laid to lawn with a central flagged area upon which is a summer house on track so that it can be turned to greet the sunshine. There are well stocked shrubberies and rockeries between the driveway and the gardens providing a riot of colour. At the front is a continuation of the low level brick wall behind which are numerous shrubs and bushes providing a high degree of privacy to the grounds and gardens of the property. The western and northern boundaries are brick walls topped and to the front of them are numerous established beds and shrubberies. Additionally there is a built in seat with arch over with a chippings pathway leading to it through the garden and a further corner flagged patio nicely screened with trellising and climbing clematis which takes advantage of the evening sun.

### **Summer House (by Agreement)**

**2.23m x 2.56m (7'4" x 8'5")**

Hexagonal shape and turns on rails to take advantage of the sun's position.

## **GENERAL REMARKS & STPULATIONS**

### **VIEWING:**

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

### **DEVELOPMENT CLAUSE**

The property shall be sold with a clause reserving 35% for 25 years of any uplift in value following the granting of Planning Permission for residential development.

### **TENURE:**

Freehold With vacant possession upon completion.

### **SERVICES:**

Mains Water, Electricity, Gas & Drainage.

### **LOCAL AUTHORITY:**

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

### **COUNCIL TAX BAND:**

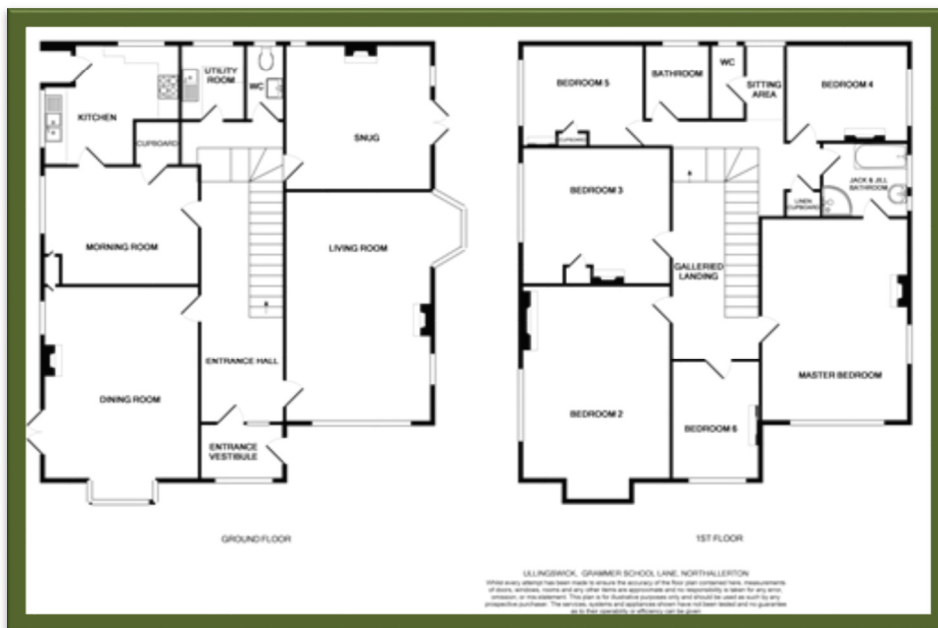
The council tax band is **G**. The current annual charge is **£2901.24**.











**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.