

**FAWNLEAS**  
**WEST ROUNTON, NORTHALLERTON DL6 2LW**



**A Traditional, Substantial 4-Bedroomed Dormer Bungalow Residence on Generous Sized Plot in Highly Sought After North Yorkshire Village with Tremendous Scope for Updating, Modernisation and Extension in a Superb Semi Rural Location**

- Double Glazing & Oil Fired Central Heating
- Attached Garage plus Hardstanding for Parking
- Generous Sized Plot
- Scope for Updating & Modernisation
- Good Sized Gardens to Front & Rear
- Convenient for A.19 and Major Centres

**Offers in the Region of £285,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# Fawnleas, West Rounton, Northallerton DL6 2LW

## SITUATION

Northallerton	10 miles	Thirsk	14 miles
Teesside	8 miles	A.19	1 mile
Yarm	7 miles	A.1	12 miles

Fawnleas at West Rounton is situated in a highly regarded and favoured village situated in attractive North Yorkshire countryside and yet very convenient for the A.19, Teesside, Yarm, Stokesley, Northallerton and surrounding centres of commerce. This area of North Yorkshire is particularly sought after and the property represents a traditionally constructed, substantial property on a generous plot. The property has scope for updating and modernisation and is situated on the edge of the village within walking distance of the centre.

The property is within easy commuting distance of Northallerton Stokesley and Yarm where a full and comprehensive range of educational, recreational and medical facilities are to be found. The village of West Rounton enjoys a thriving village public house and there are additional facilities within the nearby neighbouring villages.

## AMENITIES

**Communication** - the A.1 and A.19 trunk roads are within easy reach and providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Additionally in Northallerton the County Town of North Yorkshire there is a main line train station linking London to Edinburgh and providing a journey time of some 2 ½ hours to London.

**Schools** – the area is well served by good state and independent schools. Local Primary Schools are to be found at Appleton Wiske, Osmotherley and Brompton together with Stokesley, Yarm and Northallerton. Comprehensive Schools to be found at Stokesley, Northallerton, Yarm, Teesside. Independent Schools to be found at Teesside, Yarm, Barnard Castle, Darlington, Ripon, Ampleforth and Cundall.

**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, North Yorkshire Dales and close to good local rivers and ponds.

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

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

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery situated within walking distance of the property.

**Leisure Centres** – Northallerton, Stokesley, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby, football and Cricket Clubs and a number of gyms in and around the area.

**Hospital** – the Friarage Hospital at Northallerton and James Cook at Middlesbrough are both locally renowned.

The property is also within an hour of the Coast at Scarborough, Whitby and Redcar.

## DESCRIPTION

**Fawnleas** comprises a brick built with pantile roof 4-bedroomed dormer bungalow constructed circa 1950 representing a substantial residence on a generous sized plot on the edge of this much sought after and highly desirable quiet North Yorkshire village. The property is accessed over tarmacadam driveway offering hardstanding for four vehicles including the turning area and giving access to the attached garage.

The property to the front has a hedged boundary behind which there is a good sized lawned garden with attractive shrub borders. A concrete pathway runs around the property with a deep shrub border. To the rear the property enjoys a substantial rear patio area opening out onto good sized lawned gardens with post and panel fencing to two sides with heavily established trees all around and enjoying a high degree of privacy. At present there is space and base for shed. To the rear of the garage is Lean to Greenhouse.

Internally the property enjoys the benefit of metal framed sealed unit double glazing and oil fired central heating. It has well laid out and spacious generously proportioned 4-bedroom accommodation which is in need of and offers tremendous scope for updating and modernisation. The property standing as it does on a good sized plot has scope for extension subject to purchases' requirements and any necessary planning permissions and there is scope to provide various residential layouts within the property.

The offering of Fawnleas at West Rounton presents an all too rare opportunity to acquire a substantial, well-constructed property on a good sized plot with scope for updating and modernisation subject to the necessary planning permissions.

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

## ACCOMMODATION

In off driveway into:

**Front Entrance Vestibule**  
**1.95m x 1.88m (6'5" x 6'2")**

Tiled floor. Hardwood windows with inset metal frame single glazing to two sides. Panelled ceiling. Flush mounted ceiling light point. Steps up to front door which is opaque glazed with light to side giving access to:

**Entrance Hall**  
**4.54m x 2.86m (14'11" x 9'5")**

With coved ceiling. Centre ceiling light point. Telephone point. Double radiator. Deep built in storage cupboard.

**Rear Recess**  
**0.86m x 1.16m (2'10" x 3'10")**

Gives access to stairs to first floor.

**Inner Hallway**  
**1.08m x 1.16m (3'7" x 2'10")**

Gives access to two bedrooms and wet room.

Off the Main Hallway into:

**Living Room**

Would nicely delineate as sitting and dining areas.

**Dining Area****2.99m x 3.17m (9'10" x 10'5")**

Coved ceiling. Double radiator. Sliding door to kitchen. Wall mounted shelved display area. Opening out into:

**Seating Area****4.23m x 5.38m (13'11" x 17'8")**

Dual aspect with double radiator. TV point. Coved ceiling. Two centre ceiling light points. Telephone point. Very light and airy room.

**Breakfast Kitchen****4.64m x 2.99m (15'3" x 9'10")**

Having a dated light oak kitchen comprising good range of base unit topped with laminated work surface with inset double bowl sink unit with mixer tap over. Space and point for electric cooker. Wall mounted cupboard and shelving. Part panelled walls. Tiled splashbacks. Two ceiling light points. Understairs storage area. Windows to two sides providing for a nice degree of natural light. Parquay wood floor. Internal concertina door which gives access to the Living Room. Metal double glazed door to rear leading into:

**Conservatory****0.81m x 2.79m (8'2" x 9'2") max**

On brick base with display window ledges. UPVC sealed unit double glazed windows to three sides with french doors out to the rear patio. Tremendous views over rear garden. Two ceiling light points. Power.

**Bedroom No. 1****3.57m x 3.32m (11'9" x 10'11")**

Coved ceiling with centre light point. Double radiator. Views over front garden.

**Bedroom No. 2****2.44m x 4.37m (8' x 14'4")**

With coved ceiling and ceiling light point. Double radiator. Full height double glazed window to rear overlooking rear garden.

**Wet Room****3.10m x 1.75m (10'2" x 5'9") with recess 6.92m x 0.73m (22'9" x 2'5")**

Arranged as a wet room with fully tiled walls around shower area which enjoys a Mira Advance thermostatically controlled 80L electric shower. Duo flush WC. Part tiled walls to remainder of room. Radiator. Light point. Extractor. Recess with wash basin. Shaver light, socket and mirror. Door to:

**Boiler Room****0.76m x 2.20m (2'6" x 7'3")**

With useful shelved storage. Floor mounted Worcester Greenstar Heatslave 2 18/25 combination oil fired central heating boiler.

Stairs to First floor with painted balustrade leading up past half landing with window to:

**Main Landing****2.05m x 2.38m (6'9" x 7'10")**

With ceiling light point. Attic access with ladder. Double radiator. Door to substantial shelved linen cupboard.

**Bedroom No. 3****4.42m x 3.60m (14'6" x 11'10")**

Double radiator. Ceiling light point. Window with views over surrounding countryside. Built in wardrobe. Electric heater.

**Bedroom No. 4****3.60m x 3.01m (11'10" x 9'11")**

Ceiling light point. Double radiator. UPVC sealed unit double glazed window to side. Door to undereaves storage area which houses the lagged cylinder and immersion heater. Electric heater.

**OUTSIDE****Lean to Greenhouse****3.76m x 1.88m (12'4" x 6'2")****Garage****3.40m x 9.45m (11'2" x 31')**

Concrete floor. Light, power and water. Space and plumbing for washer and space for additional appliances. Up and over door to the front, pedestrian door to the rear.

**Gardens**

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**GENERAL REMARKS & STIPULATIONS**

**VIEWING** – Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

**SERVICES** – Mains Water, Electricity and Drainage. Oil Fired Central Heating.

**LOCAL AUTHORITY** – Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (0169) 779977.

**TENURE** – Freehold with Vacant Possession upon Completion.

**COUNCIL TAX BAND** – According to Hambleton District Council website the tax band for this property is **E**. The current annual charge is **£2032.36**.





**COMMITMENT**

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- 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.