

S.4765

Northallerton
Estate
Agency 

THE OLD POST OFFICE

EAST ROUNTON, NORTHALLERTON DL6 2LA



An Immaculately Presented, Well Laid Out & Spacious Substantial 4-Bedroomed Village Residence of Character & Distinction

- UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Immaculate Family Accommodation
- Immense Character & Retains Original Features Throughout
- Two Reception Rooms, one with Wood Burner
- Spacious Kitchen/ Diner – Separate Utility Room
- 4 Bedrooms – 2 En Suite
- Sought After Village Location

Offers in the Region of £455,000
NO ONWARD CHAIN

The Old Post Office, East Rounton, Northallerton DL6 2LA

SITUATION

a.19	1 mile	Thirsk	17 miles
Northallerton	9 miles	York	35 miles
A.1	12 miles	Stokesley	10 miles
Teesside	12 miles		
Yarm	7 miles		
Darlington	15 miles		

The Old Post Office is superbly situated in the centre of the popular much sought after, highly attractive and desirable rural North Yorkshire village of East Rounton an "Arts & Craft Village". The property enjoys a quiet, slightly elevated position with outstanding views to front and rear extending towards the Hambleton Hills and beyond. Roots Farm Shop & Café are within walking distance of the property with a popular Public House and Garden Centre with Café in the nearby West Rounton. The property is within easy commuting distance of the local villages of Welbury, Appleton Wiske, East Harlsey where local amenities are to be found.

The property stands on a nicely elevated position and currently enjoys the benefit of good-sized grounds and gardens which are rented from the adjacent Estate. The property is beautifully set amongst open countryside and is ideally placed for access to good services and amenities being within easy travelling distance of the local market towns of Northallerton, Stokesley and Yarm. These well serviced local towns enjoy thriving town centres a comprehensive range of amenities, services, schools and shopping. The property itself will be within the catchment area for a number of renowned local schools within this area.

Major centres of commerce and amenities can be found at York, Middlesbrough, Teesside, and Darlington. The major cities of Leeds and Newcastle are within easy commuting distance via the A.1 and A.19 trunk roads both of which are within convenient travelling distance of the property.

The towns of Northallerton and Darlington are further complemented by East Coast mainline train stations which offer services running from London to Edinburgh bringing London within some 2 ½ hours commuting time and additionally providing access via the Transpennine line to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International airports can be found at Teesside, Newcastle, Leeds/Bradford and Manchester.

The property lies in an area of outstanding attractive countryside and is situated within an hour's travelling distance of the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

AMENITIES

Walking and Cycling - The area is well served for attractive walking and cycling with some particularly attractive countryside to be found around this area of North Yorkshire and extending over towards the Hambleton Hills and beyond.

Shooting & Fishing - The property is attractively placed in an area renowned for its quality shooting and fishing, close to local rivers and ponds.

Racing - Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf - Romanby, Thirsk, Bedale, Catterick, Darlington & Masham.

Schools - this area of North Yorkshire is well served by good state and independent schools in the area. There are renowned local Primary

Schools at Appleton Wiske and Osmotherley together with good Primary Schools at Stokesley and Northallerton. Local comprehensive schools are situated at Teesside, Northallerton, Thirsk and Stokesley. Independent schools can be found at Yarm, Teesside High, Ampleforth, Polam Hall at Darlington and Queen Mary's at Baldersby.

Leisure Centres - Northallerton, Richmond, Bedale, Darlington and Teesside. Additional leisure activities in and around this area can be enjoyed at local rugby clubs, football clubs and a number of gyms and the property is close to the local Village Hall where numerous activities are held.

Equestrian - The property lies within the Hurworth Hunt country and there are a number of good local bridle ways and quiet country roads suitable for riding in the area.

DESCRIPTION

The Old Post Office at East Rounton comprises a substantial, immaculately presented, well laid out and spacious, generously proportioned 4-bedroomed family house retaining a wealth of character features throughout. The property is brick built and rendered under a clay pantile roof. It represents a tasteful and beautifully executed conversion of the former Post office together with adjacent cottages to form a much sought after and highly desirable 4-bedroomed residence in a beautiful highly sought after and desirable village location. Under the present owners the property has been maintained in an immaculate condition throughout.

Internally it enjoys the benefit of UPVC sealed unit double glazing and oil-fired central heating, carpeted throughout and the accommodation extends to attractive entrance hall opening out into two good sized sitting rooms both of which enjoys attractive views out onto the front garden and come with the benefit of wood burning stove to one reception room and open fire to the other. Off the hallway there are downstairs WC and good-sized office/potential snug. The ground floor accommodation is completed with a particularly spacious and attractive superbly fitted kitchen diner which retains the original post office counter at its centre and is nicely delineated into substantial kitchen and dining areas with patio door out to the enclosed courtyard which is situated to the far side of the property. Additionally, access is taken from the kitchen to a substantial utility room running the full width of the property and giving access to the attached garage. On the first floor the property enjoys four double bedroomed accommodation with two substantial bedrooms enjoying full En suite facilities, whilst the other two share an attractive bathroom with roll top bath and shower cubicle.

Externally the property enjoys attractive front garden which is mostly laid to lawn with well stocked flower beds, whilst to the rear there is a tiered courtyard providing flagged seating, barbecue and entertainments areas with raised flagged topped plinth for flower pots etc. Oil tank with trellising around. In all this area provides a superb backdrop to the property. There is an additional area currently rented from the adjacent Estate which is accessed from here and also through five bar gate off the driveway. It comprises a chippings area with raised decking and chippings walkway through numerous raised beds that are presently well stocked with fruit and vegetables. There is space, decking area, garden room and a metal storage shed in place and the rear beds enjoy a full irrigation system. Additionally, there is an area of lawn used, with numerous established trees and it is envisaged that this area will be made available for the new owners but confirmation will be made.

The offering of **The Old Post Office** represents an all too rare opportunity for the discerning purchaser to acquire a substantial 4-bedroomed village residence of immense character and distinction which has been well maintained and is presented in immaculate condition by the present owners. Early inspection recommended.

ACCOMMODATION

In from the side through covered porch with wall mounted outside light, stone step up and through wood effect UPVC sealed unit double glazed door with central etched and leaded glass light into:

Entrance hall

3.32m x 2.23m (10'11" x 7'4")

Laid vinyl floor. Attractive original beamed ceiling. Centre ceiling light point. Double radiator. Stairs up to:

Inner Hallway.

0.98m x 1.4m (3'3" x 3'5")

Arch leads to inner hallway and giving access to reception rooms extending to:

Sitting Room

4.57m x 4.98m (15'0" x 16'4")

With full height UPVC sealed unit double glazed French doors out to front patio and gardens whilst internally is a heavily beamed ceiling. Two double radiators. TV point. Feature Inglenook fireplace with stone surround, hardwood oak beam mantel shelf, natural laid stone flagged hearth and a hearth mounted Norwegian wood burning stove. Chimney breast alcove shelved cupboard.

Living Room

4.74m x 4.62m (15'7" x 15'2")

With a central Victorian feature fireplace comprising pine surround, mantel shelf and fender with a marble tiled hearth, inset cast surround and hood with tiled reliefs to side and inset basket grate. Double radiator. Built in chimney breast alcove pine storage cupboard. Views over garden.

Study

3.10m x 2.59m (10'2" x 8'6") max

Flush mounted ceiling light point. Two wall light points. Twin windows overlooking rear patio and gardens. Double radiator. TV point.

Downstairs WC

2.10m x 1.98m (6'11" x 6'6")

With fitted concealed cistern WC, unit inset wash basin with cupboard storage beneath and to the side. Tiled splashbacks and shelf. Wall mounted mirror and light. Tiled floor. Radiator. Shaver socket. Greenwood Airvac extractor fan. Opaque glazed window to side.

From the Entrance Hall are steps up to:

Full Length Stairwell

1.95m x 1.69m (6'5" x 5'7")

With stairs to first floor. Double radiator. Arched picture window. Panelled door through into:

Split Level Kitchen / Diner

6.90m x 4.37m (22'8" x 14'4") max overall

Nicely delineated into dining and sitting areas together with separate kitchen area.

Dining & Seating Area has quarry tiled floor. Exposed pine panels and beamed ceiling. Fitted pine bench. Two double radiators. UPVC sealed unit double glazed upper glazed door leads out to rear patio and gardens. Internal door gives access to boiler room.

L Boiler Room

2.64m x 2.33m (8'8" x 7'8") max overall

Floor mounted Worcester oil fired central heating boiler with adjacent plinth mounted cylinder with immersion heater. Ceiling light point. Window at the rear.

From the dining area is a step up to:

Kitchen has a bespoke range of pine base and wall cupboards. Solid oak work surfaces with inset Belfast sink with mixer tap. Plinth for Rangemaster cooker with brushed steel Rangemaster extractor hood over. Harlequin tiled splashbacks. Wood effect floor. Ceiling light spots. Space and plumbing for dishwasher. Space for fridge freezer. Central workstation with tiled top (adapted from the original Post Office counter). Steps up and door to rear gives access to;

Utility Room

4.98m x 2.35m (15'2" x 7'9")

With UPVC sealed unit double glazed doors to either side giving access out to gardens and patio. Range of fitted base and wall cupboards and work surfaces. Pine panelled ceiling and walls. Radiator. Kitchen unit with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Ceiling light point. Ceiling mounted clothes airer. Door through into Garage.

From the Hallway are:

Stairs to First Floor with stained and varnished balustrade leading up to:

First Floor Galleried Landing

5.74m x 1.22m (18'10" x 4')

Beamed ceiling. Light point. With inset Velux roof light. Central arch. Giving access to:

Bedroom No. 4

3.45m x 3.47m (11'4" x 11'5")

With beamed and panelled ceiling. Ceiling light point. Radiator. BT Openreach point. Telephone point. Attractive glazed arch over door.

Bedroom No. 3

4.47m x 4.95m (14'8" x 16'3") max into wall length fitted wardrobes

Attic access. Part beamed ceiling and ceiling light point. Double radiator.

Steps up from main landing give access via balustrade into:

L Shaped Bedroom No. 2

6.60m x 4.44m (21'8" x 14'7") max

Heavily beamed ceiling. Ceiling light points. Two double radiators. Two Velux roof lights. Two windows. TV point. Door to:

En Suite Shower**2.94m x 2.20m (9'8" x 7'3")**

With a tiled floor. Beamed and panelled ceiling. Inset Velux roof light. Suite comprising shower cubicle with shower panelled sides, hinged glazed door to front. Internally mounted MX Inspiration LXI electric shower with light and extractor over. Matching pedestal wash basin and low-level WC. Radiator. Shaver light and mirror.

Master Bedroom**4.64m x 4.59m (15'3" x 15'1") max into wall length built in bedroom furniture**

Mini coved ceiling. Ceiling light point. Wall lights. TV point. Double radiator. Door and two steps down to:

En Suite Shower Room**2.49m x 1.8m (8'2" x 6'2")**

With a tiled floor. Panelled ceiling with centre light point. Low step shower cubicle and curved entrance door. Shower panelled walls. Mira sport electric shower. Wall mounted extractor. Corner vanity unit with mounted wash basin. Duoflush WC. Twin cupboard storage beneath. Tiled splashbacks. Wall mounted shaver mirror and light. Heated towel rail.

Bathroom**3.07m x 2.51m (10'1" x 8'3")**

Suite comprising slipper bath on square legs with brass mixer tap and shower attachment to one end. Matching pedestal wash basin and WC. Corner shower cubicle with curved sliding doors. Wall mounted Mira Play electric shower. Internally tiled. Extractor fan. Flush mounted ceiling light point. Double radiator. Opaque glazed window. Heated towel rail. Victorian decorative mirror above washbasin. Original door with etched glass panel.

Garage**3.71m x 4.62m (12'2" x 15'2")**

With a concrete floor. Electrically operated up and over door to front. Light and power. Metal shelving.

GARDENS

Externally the property enjoys attractive front garden which is mostly laid to lawn with well stocked flower beds, whilst to the rear there is a tiered courtyard providing flagged seating, barbecue, lean to greenhouse and entertainments areas with raised flagged topped plinth for flower pots etc. Oil tank with trellising around. In all this area provides a superb backdrop to the property.

Garden Room

Pine clad internally with small decking area at the front. Twin door. Water supply.

There is space and decking area and a metal storage shed in place and the rear beds enjoy a full irrigation system. Additionally, there is an area of lawn used, with numerous established trees and it is envisaged that this area will be made available for the new owners but confirmation will be made.

GENERAL REMARKS & STIPULATIONS

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

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

TENURE - Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (0160) 779977.

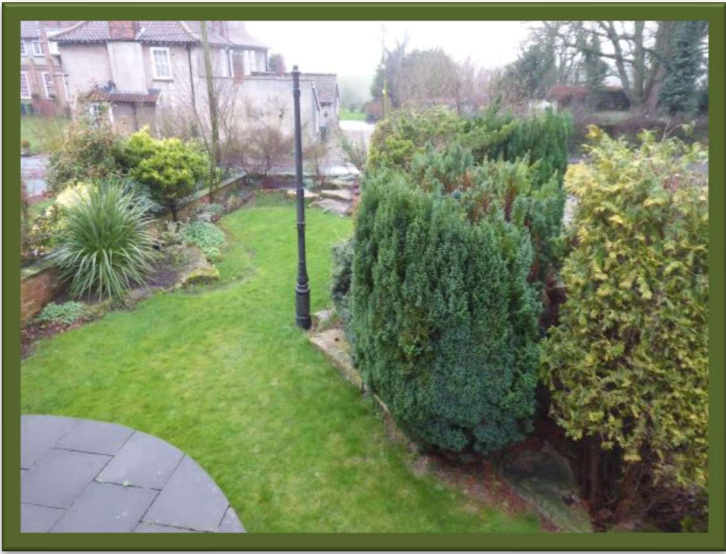
COUNCIL TAX BAND - The council tax band for this property is Band E.

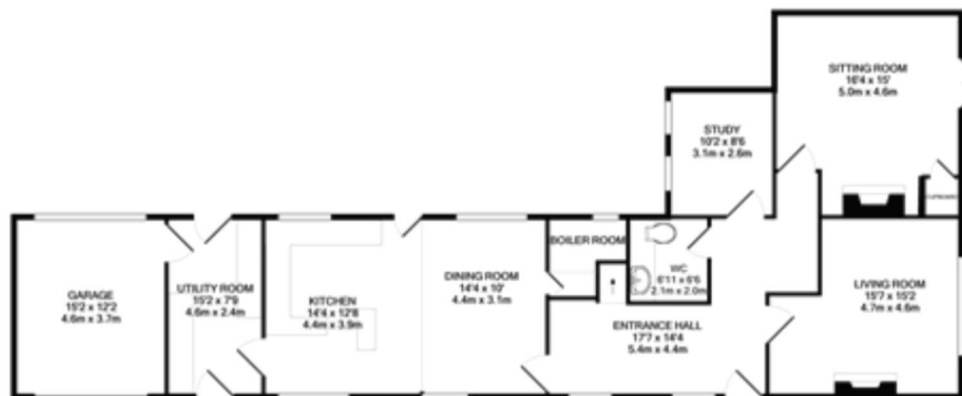
BROADBAND - The current owners use an EE 4G Router and get around 40Mbps.

RIGHT OF WAY & LEASED GARDEN AREA - The property enjoys gated access into an area of beds and garden together with access over the adjacent driveway which is rented from the adjacent Estate at the current time and confirmation is being sought that this arrangement will continue.

The Estate also has a gated access to pasture land taken off this access.







GROUND FLOOR



1ST FLOOR

THE OLD POST OFFICE, EAST ROUNTON, NORTHALLERTON
TOTAL APPROX. FLOOR AREA 2850 SQ FT. (264.8 SQ M.)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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- 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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