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**Northallerton**  
Estate Agency

**ORCHARD HOUSE, ELLERBECK**  
NORTHALLERTON, NORTH YORKSHIRE DL6 2RY



**A Generously Proportioned, Substantial, Attractively Presented & Appointed Five Bedroomed Detached Family House of Character & Distinction Set in Semi-Rural Hamlet within Easy Reach of the A.19**

UPVC Sealed Unit Double Glazing  
Gas Fired Central Heating  
Substantial Plot  
Attached Double Garage/Workshop/Office

Lawned Gardens to Front & Rear  
Scope for Numerous Residential Layouts  
Sought After Semi Rural Location  
Within Easy Reach of Northallerton & A.19

**Offers in the Region of £550,000**

OFFERED CHAIN FREE – EPC RATING -

# Orchard House, Ellerbeck, Northallerton, DL6 2RY

## SITUATION

A.19	1 mile	Newcastle	40 miles
Northallerton	7 miles	York	33 miles
A.1	10 mile	Yarm	12 miles
Thirsk	8 miles	Teesside	14 miles

**Orchard House, Ellerbeck**, is situated in the small hamlet of Ellerbeck on the outer edge of Osmotherley, within easy travelling distance of Northallerton, Thirsk, A19 and Teesside. The property enjoys a substantial plot, nicely set back from the minor road through the village with rear views over farmland and across to open countryside.

This area represents a high desirable rural/residential area nestling at the foot of the Hambleton hills. Property enjoys excellent access to the A19 and A1 trunk road and is easy commuting distance for Teesside, York, Leeds, Newcastle and surrounding areas and centres of commerce. Local services can be found in Osmotherley including shop, well respected primary school, restaurant, public house, and café.

For a more comprehensive range of educational, recreational, health & medical facilities the popular and thriving towns of Northallerton, Stokesley and Thirsk are within easy travelling distance. The property is within easy travelling distance of the Northallerton train station which links London to Edinburgh, which brings London within 2.5 hours travelling time. 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.

**Schools** - There is a well respected Primary School at Osmotherley together with others at Northallerton and surrounding areas. Secondary schools can be found at Northallerton, Stokesley and Thirsk.

## DESCRIPTON

The property comprises an attractively presented, generously proportioned, substantial detached brick built with clay tiled roof, 5 bedroomed family house situated on a substantial plot in the hamlet of Ellerbeck.

The property is hedged at the front, and is entered through twin bricked pillars, topped with stone balls, onto the chipping driveway. The eastern boundary comprises of a chipping driveway which proceeds to the double garage with substantial workshop to rear and sweeps across the front of the property. The front and western boundary are hedged with post and panelling to rear. The front garden is lawned with a flagged walkway round to the rear. To the rear the property enjoys extensive gardens and grounds extending to patio and lawn, with a post and rail fence at the rear.

Internally the property is particularly well laid out and spacious, attractively presented with scope for many and varied residential layouts. The property is UPVC sealed unit double glazed, has oil fired central heating and enjoys a host of features including internal solid oak doors, oak staircase with galleried landing, underfloor heating to the ground floor. It enjoys a quality fitted

Kitchen, bathrooms and en suites together with areas previously used for offices and workshops and has scope for various residential layouts and has scope to provide for dependent relatives living. It has scope for internal re-organisation subject to purchasers requirements and any necessary planning permissions and would readily accommodate a substantial family or extended family.

The offering of Orchard House at Ellerbeck provides an almost unique opportunity for the discerning purchaser to acquire a substantial residence of character and distinction situated in a particularly convenient location and early inspection is considered essential.

## ACCOMMODATION

Flagged step up to covered entrance with UPVC panel ceiling, twin lights to side of a solid door with opaque glazed panelling leading into:

### Entrance Hall

**4.39m x 4.13m (14'5" x 13'7")**

Wood Laminate floor. Ceiling light point. Two wall light points. Solid oak staircase to first floor, onto a galleried landing. Coved ceiling. Understairs store cupboard. Door to:

### Office/Snug

**2.94m x 2.81m (9'8" x 9'3")**

Laminate flooring. Coved ceiling. Centre ceiling fluorescent light. Under floor heating control panel.

### Internal Hallway

**3.17m x 1.13m (10'5" x 3'9")**

Coved ceiling. Two wall light points. Giving access into:

### Sitting Room

**4.88m x 10.43m (16' x 34'3")**

Wood Laminate Flooring. Deep bay window to front with display window ledges. Chimney breast with internal brick sides and back, tiled hearth and a hearth mounted wood burning stove with cut sandstone mantle shelf over fire. Full height sliding UPVC sealed unit double glazed patio doors to rear giving access out to rear. Enjoys a high degree of natural light. Room enjoys 2 centre ceiling rose light points. Four wall light points. Opaque glazing to side, TV and Telephone point. Full height stained and polished Light Oak French doors through to:

### Dining Room

**4.59m x 4.54m (15'1" x 14'11")**

Wood Laminate Flooring. Centre ceiling light point. Coved ceiling. Two wall light points. Full height bay window at rear with display window ledges and views out over the surrounding countryside. Light Oak French doors through to Kitchen and Dining Room.

### Living Room

**6.20m x 2.8m (20'4" x 9'3")**

Coved ceiling. Two ceiling light points. Door to rear passage. Full height UPVC sealed unit sliding doors out to rear garden. TV & Telephone point. Archway to through to:

### **Kitchen**

**3.81m x 3.20m (12'6" x 10'6")**

Tiled floor. Quality fitted range of base and wall cupboards. Granite effect worksurfaces with inset one and a half bowl single drain stainless steel sink with quality mixer taps over. Unit inset four ringed K-Glass electric hob with cooker hood over with inset extractor and light. Unit inset brushed steel and glass select 910 Diplomat double oven and grill. Unit matched fronted Diplomat dishwasher. Under counter unit matched fronted fridge and freezer. Fully tiles splashbacks with decorative tiling. Window looking out to rear garden. Centre ceiling light point.

Internal door from the living room gives access to:

### **Rear Passage**

**3.57m x 2.89m (1'9" x 9'6")**

Into useful recess with base and wall cupboards. Granite effect work surface with inset single drain and single bowl stainless steel sink unit. Tiled splashback. Quarry tiled floor. Ceiling light point. Plinth mounted Grant oil fired central heating boiler with adjacent pressurised water cylinder. Door through to Garage. Door through to:

### **W/C**

**2.38m x 0.81m (7'10" x 2'8")**

Quarry tiled floor. Low level W/C. Corner mounted wash basin with tiled splashback. Door to:

### **Main Office**

**5.28m x 3.40m (17'4" x 11'2")**

Two ceiling light points. Fitted shelving. Window to front.

Rear passage way with access into the:

### **Garage**

**6.01m x 6.65m (19'9" x 21'10")**

Concrete Base. Electric up and over door to front. Pedestrian door to front and rear. Benefit of light and Power. Extensive shelving. Door to rear gives access to:

### **Office/Workshop**

**6.25m x 3.86m (20'6" x 12'8")**

Concrete Base with a panelled ceiling with inset ceiling lights. Night storage heater. Extensive shelf storage. Twin security glass windows to rear. Full height double doors out to rear garden.

## **INTERNAL SOLID OAK STAIRWAYS LEADING TO:**

### **First floor Galleried landing.**

**4.18m x 4.13m (13'9" x 13'7")**

Centre ceiling rose light point. Two wall light points and coved ceiling. Radiator and window to front. Continuing into:

### **Inner Landing**

**3.07m x 1.11m (10'1" x 3'8")**

Coved corner ceiling point. Attic access. Giving access to:

### **Master Bedroom**

**6.35m x 4.93m (20'10" x 16'2")**

Half wall length triple wardrobes, with sliding full height mirrored glass doors to front, internal clothes hanging space and shelving. Coved ceiling with centre ceiling light point. Four wall light points. Radiator. TV and telephone point. Built in shelved store cupboard. Door to:

### **Ensuite**

**3.47m x 2.03m (11'5" x 6'8")**

Plinth mounted corner shower cubicle with sliding doors. Wall mounted Olympus thermostatically controlled mains power shower. Fully tiled shower cubicle. Half tiled walls to a further two sides with unit inset wash basin with cupboard storage beneath. Plinth mounted jacuzzi bath with quality mixer tap. Low level w/c. Wall mounted heated towel rail and radiator.

### **Bath and Shower Room**

**2.86m x 2.91m (9'5" x 9'7")**

Half tiled walls to two sides. Fully tiled shower cubicle with an Olympus millennium thermostatic controlled mains bar shower. Pivoted door to front. Corner bath. Matching pedestal wash basin and w/c. Wash basin has mirror back with spotlights. Centre ceiling light point. Extractor. Radiator.

### **Bedroom 2**

**3.47m x 4.27m (11'5" x 14")**

Coved ceiling. Centre ceiling light point. Two wall light points. Radiator. TV Point. Door to:

### **Ensuite Shower Room**

**2.66m x 2.74m (8'9" x 9')**

Fully tiled shower cubicle with sliding door. Thermostatically controlled mains bar shower. Extractor over shower. Unit inset Jack & Jill sinks with cupboard storage beneath. Mirrored splashback with spot tracks over. Low level duo flush w/c. Fitted dressing table with cupboard storage to side. Mirrored back with spotlight over. Radiator.

### **Bedroom 3**

**3.47m x 2.79m (11'5" x 9'2")**

Coved ceiling. Centre ceiling light point. Two wall light points. Built in double wardrobe with shelve storage over. UPVC sealed unit double glazed sliding door out to a raised flagged seating veranda with wrought iron railing and offers tremendous views out over the surrounding countryside. Radiator.

### **Bedroom 4**

**4.27m x 3.45m (14'x 11'4") plus entrance recess 0.78m x 0.96m (2'7" x 3'2")**

Windows to two sides. Mini coved ceiling. Centre ceiling light point. TV point. Double radiator. Sliding patio door out to the elevated balcony.

### **Bedroom 5**

**3.40m x 2.46m (11'2" x 8'1")**

Ceiling light point. Double radiator.

### **First Floor Utility/Laundry Room**

**2.25m x 2.91m (7'5" x 9'7")**

Range of base and wall cupboards. Granite effect work surfaces with inset sink. Space and plumbing for washing machine. Space for dryer. Useful shelve storage. Centre ceiling light point.

**OUTSIDE**

Gardens and grounds as previously detailed.

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

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

**TENURE**

Freehold with Vacant Possession upon completion.

**SERVICES**

Mains Water, Electricity, Oil Heating & Drainage.

**LOCAL AUTHORITY**

North Yorkshire Council,

**COUNCIL TAX BAND**

Hambleton District Council, Council Tax Band is F

**EPC RATING -**





ELLERBECK, NORTHALLERTON, NORTH YORKSHIRE

NOTE: Every effort has been made to ensure the accuracy of this floor plan. Nevertheless, measurements of areas, volumes, masses or any other items are approximate and no liability is accepted for any error or omission in the information. This plan is for guidance purposes only and should be used in conjunction with the particulars. The precise location and appearance of any item will be determined by the actuality of the property. Date: 10/05/2010

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- 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.
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