

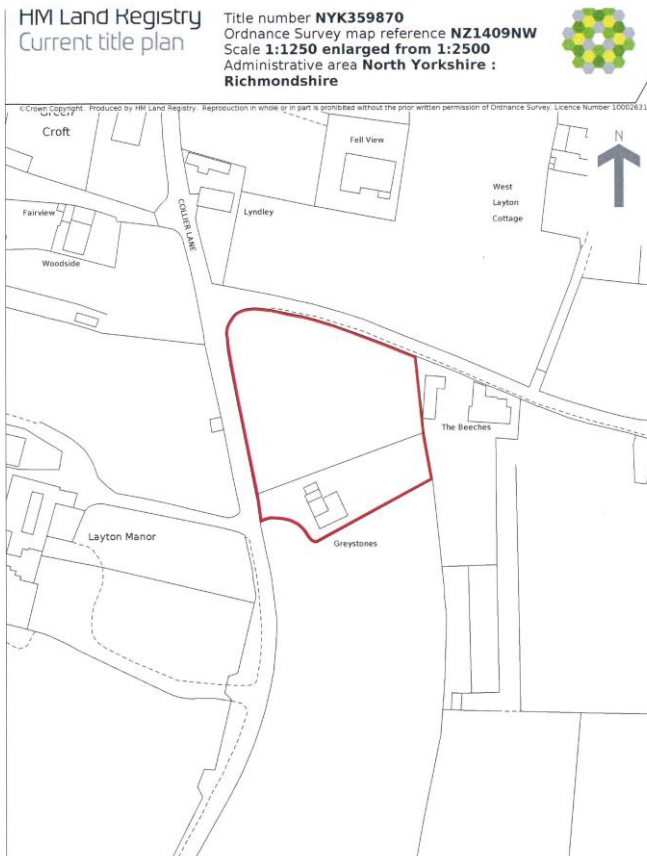
'Greystones' West Layton.



‘Greystones’, West Layton, North Yorkshire.

Offers in the region of £700,000

Surrounded by mature gardens and woodland, affording a high degree of privacy, “Greystones” is located on the edge of the Hamlet of West Layton. Bordering open countryside and having far reaching views, the substantial period property sits in approximately 1 acre of mature gardens. Having undergone a full programme of refurbishment to a particularly high standard, the generous layout comprises two formal reception rooms, a most impressive dining kitchen, a boot room and a cloakroom to the ground floor, whilst to the first floor are three bedrooms, two large attic rooms and a bathroom. Externally there are formal lawned gardens, a paddock, a garage and generous driveway parking. An early inspection is strongly advised to appreciate the scale and quality of the property on offer.



Entrance Lobby:

Accessed via a timber panelled door and having a wide staircase to the first floor.

Living Room:

A characterful dual aspect living room having stripped floorboards, an open fire with tiled detailing and original picture rails. There is a window to the front overlooking the garden and a second to the side giving far reaching views over open countryside. The room has the benefit of ceiling mounted surround sound speakers.

Dining Room:

The large dining room has two windows, one to the rear overlooking the formal garden and the second to the side with open countryside views. There is underfloor heating, 'Fired Earth' tiling, ceiling mounted surround sound speakers and a feature log burning stove set into a large fireplace opening.

Dining Kitchen:

A fantastic dining kitchen which is fitted with a range of quality units complimented with soft close fittings, Quartz countertops and a new electric R3 Aga.

Integrated into the units are a fridge freezer and a dishwasher. There is a breakfast bar area for informal dining with a walnut countertop, windows overlooking the formal garden and patio area, a large understairs cupboard and underfloor heating with 'Fired Earth' tiling.

Boot Room:

Having underfloor heating with marble mosaic tiling, a window to the side and a door to the patio area.

Cloakroom:

With a WC and a wash hand basin.

First Floor Landing:

With loft access and a window to the side of the property.

Bedroom:

A large double bedroom having an original fireplace, stripped floorboards and a window with far reaching countryside views. A set of fixed steps leads to the attic Room.

Attic Room 1:

With an exposed roof truss and roof window.

Bedroom:

A large double bedroom, an original fireplace, and a window giving open countryside views. A drop down ladder gives access to the attic room.

Attic Room 2:

With an exposed roof truss.



Bedroom:

With an original fireplace, loft access and a window to the side of the property overlooking the gardens.

Bathroom:

Fitted with a modern white suite that comprises a bath, a WC and a wash hand basin. There is a shower enclosure, a heated towel rail and a window to the rear of the property.

External

Greystones is approached from the road through a set of electric gates affording a high degree of privacy.

The gravelled driveway provides ample parking for a number of cars and leads to the garage.

The generous and mature gardens surround the property, providing a high degree of privacy and feature a formal lawn with planted borders and mature tree screening.

There is a private paved patio area with useful small stone outbuildings.

To the side of the property, accessed directly from the driveway is the paddock, which would be ideal for a pony or amenity land to compliment the gardens. There is a round pen, additional parking and a hard standing that would provide the ideal base for a garaging, greenhouses or stables subject to planning.

There are external power sockets, powerful lighting and a water tap.

The whole site extends to approximately 1 acre.





Additional Information

The property has oil fired central heating and has double glazing throughout.

The postcode is DL11 7PR and the Council Tax Band is E.

There are mains smoke detectors covering most of the rooms.

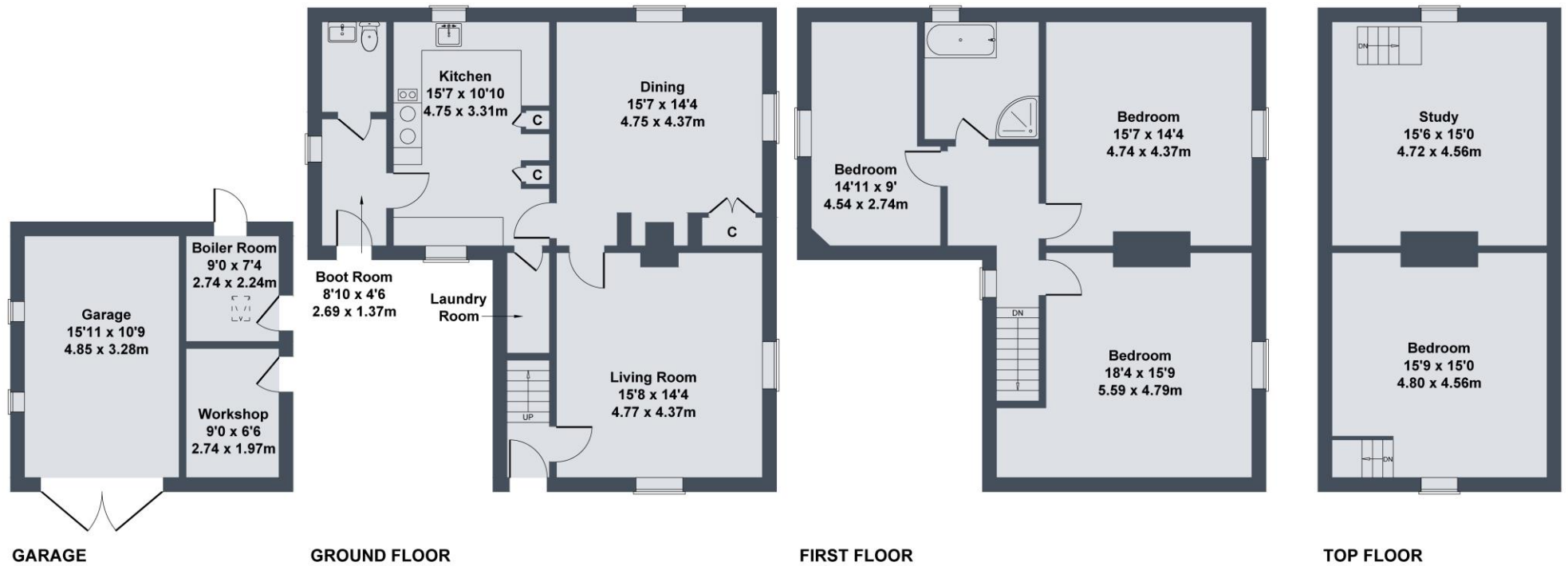
West Layton

West Layton is a highly regarded village conveniently positioned between the historic market towns of Richmond, Barnard Castle and Darlington. Close to the Scotch Corner junction of the A1(M) and the A66, it is perfectly positioned for access to the motorway network where Newcastle, Teesside, Leeds and The Lake District are all easily accessed. The east coast mainline train station at Darlington is a 15 minute drive away and the airports of Newcastle, Leeds Bradford and Durham Tees Valley are all within an hours drive.

The secondary schools of Richmond are a 10 minutes drive away and Independent schools at Barnard Castle, Durham and Yarm all within driving distance.



Greystones, West Layton, DL11 7PR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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