



THE EAST HOUSE

Great Smeaton, Northallerton, North Yorkshire





THE EAST HOUSE

GREAT SMEATON, NORTHALLERTON, NORTH YORKSHIRE DL6 2EP

AN EXCEPTIONALLY ATTRACTIVE, GRADE II LISTED SIX BEDROOM HOUSE, OVERLOOKING THE VILLAGE GREEN WITH ONE BEDROOM INTEGRAL ANNEX, PLANNING TO EXTEND AND SET WITHIN EXTENSIVE GROUNDS

Accommodation

Entrance Hall • Drawing Room • Dining Room • Kitchen/Breakfast Room
Sitting Room • Library • Utility Room • Pantry • Rear Hall • Laundry
Cloakroom • Cellars
Master Bedroom Suite • Six Bedrooms • Two Bathrooms
Annex with Sitting Room • Kitchen • Double Bedroom • Bathroom

Externally

Workshop • Oil Store • Game Larders • Gardeners Store
Double Garage • Outbuilding With Further Potential • Dog Kennel
Tennis Court • Walled Rear Garden • Woodland Garden



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Situation & Amenities

Overlooking the village green in this attractive and historic North Yorkshire village, The East House is situated close to the highly regarded market town of Northallerton. Great Smeaton itself was an historically important coaching stage en-route from London to Edinburgh on the Great North Road and the village is listed in the Domesday Book. The village has a regionally acclaimed primary school, village hall church and a public house. A wide range of retail, leisure and educational opportunities can be found both in nearby Northallerton and Darlington, 10 miles away. Harrogate 30 miles, Leeds and Newcastle 45 miles. Teesside and Durham Tees Valley Airport 14 miles. East Coast Rail Services can be accessed from Darlington and Northallerton, with Kings Cross accessible within 2 hours 20 minutes.

Great Smeaton is well placed to access the North Moors and the Yorkshire Dales with their wealth of outdoor activities and attractive scenery. Golf, fishing, equestrian sports and shooting are available throughout the local area and the Rockcliffe Hall Championship Golf Club and Spa is close by.

The East House

Set in an enviable position overlooking the village green in this attractive and popular North Yorkshire village, The East House is not only historically important, but is one of the most well-known houses in the immediate area. With its striking proportions, the original house dates from circa 1735, with two further wings added in the 19th and early 20th century. The main part of this elegant home has retained many of its original period features and character including a Sun Insurance fire mark, original moulded architraves, sash windows, panelled doors, moulded cornices, open fireplaces and panelled walls. To the front The East House is framed by attractive box hedging and fence and to the rear there are attractive views across open rural countryside, manicured grounds enclosed with high brick walls to part, a woodland area and tennis court.

The living accommodation in The East House is laid out across three floors with an elegant entrance hall providing access to the main reception rooms on the ground floor. The welcoming formal drawing room is rich in original character with open fireplace, recessed display cabinets, panelled walls and sash windows overlooking the garden to the front and the village green.

Opposite the drawing room, the dining room, with an attractive fireplace and sash windows to the front, provides a tasteful space for entertaining.

The existing kitchen/breakfast room has a range of fitted units, a four oven AGA and French Doors leading to the attractive garden beyond. Planning permission has recently been obtained to provide a single storey extension for an attractive orangery and associated outdoor space, leading from the existing kitchen, which will create an attractive focal point for family life. (Planning Ref: 15/00059/FUL). A utility room and pantry are accessed from the existing kitchen.

The sitting room, with open fireplace leads through to a lobby which gives access to the wonderful library. The library is again rich in original character with high ceilings and wide display alcoves to either side of the open fireplace with decorative wooden mantle and surround. The sash windows overlook the gardens to the front and village green beyond.

The wide, gently shelving staircase leads to a spacious, light landing which provides access to the principal accommodation on the first floor. The master bedroom with recently re-fitted bathroom suite enjoys views across the village green. Two further guest bedrooms and a newly refurbished bathroom complete the first floor accommodation. The staircase continues to the second floor, where there are four further bedrooms and a recently refurbished bathroom.

The Annex

With a separate entrance, the annex, on the western side of The East House, provides one bedroom character accommodation with an entrance hall with store at one end, a generous sitting room with large dresser and a good-sized kitchen/breakfast room which houses an original Esse range, which is no longer in use. To the first floor there is a large bedroom overlooking the village green and a separate bathroom. Externally there is a small area of garden to the front.



Gardens and Grounds

Formal gardens enclosed with a wall and fence and topiary Yew hedging sit create an attractive frame to the front elevation of The East House.

The main gardens and grounds sit to the rear, where you will find well maintained lawns, surrounded by mature herbaceous borders enclosed with a high brick wall. The rear gardens are completely private with hard tennis court, further lawned areas and an attractive woodland area.

There are a wide range of outbuildings, including a boiler room/workshop, oil store, two original game larders, gardeners shed, double garage and dog kennel.

A further attractive brick outbuilding offers potential for conversion to residential use, subject to obtaining the necessary planning consents and offers an additional opportunity for income generation if required.

The existing planning permission, referred to previously, encompasses the demolition of the existing garage block and the construction of a new garage and stores if required.

To the north east of the gardens to the rear, there is an additional small area of land, coloured orange on the attached plan, which is currently rented from a local farmer.

The East House enjoys the village green immediately to the front of the property and there is a further area of village green to the west which also comes under the ownership.

Included within the sale is the Lordship of the Manor, the Manor or Lordship or The Reputed Manor or Lordship of Great Smeaton.







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

BE TIGHT FURNITURE TO SCALE FOR DIMENSIONS ONLY
 The placement and size of all walls, doors, windows, appliances and fixtures are only approximate and should be used only as a guide. The dimensions are only for guidance purposes only. No representation has been made for the sake. The space is to be defined by the actual measurements taken on site.
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The East House



The East House Annex

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Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: APRIL 2015

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