



THE OLD RECTORY
GREAT LANGTON,
NORTHALLERTON, DL7 0TA

Stunning former parsonage set in beautiful gardens with paddocks

- drawing room • dining room • sitting room • study • kitchen dining room
 - pantry • utility room • cloakroom • boot room • wine store
 - master bedroom suite • 5 further bedrooms • 2 bathrooms
 - outbuildings • double garage • garden • about 3.3 acres
 - EPC rating = E
- a further 20 acres available by separate negotiation (Lot 2)

Distances: A1 5 miles, Northallerton 6.5 miles
(all distances approximate)

Situation

Great Langton is a small village equidistant between Catterick and Northallerton. The A1 is 5 miles away giving access across the country. Durham Tees Valley Airport is about 21 miles to the north.

Northallerton is a thriving market town with a range of facilities, including a hospital and leisure facilities, there is a mainline railway station with regular direct services to London. A mile west of Northallerton is Romanby Golf and Country Club.

The local primary school, Kirkby Fleetham C of E Primary School is about 2 miles away with an Ofsted rating 2 (2013) and Northallerton School has an Ofsted rating 2 (2013) and is 6.5 miles away. Aysgarth School is 11 miles distant, further excellent schools are within reasonable travelling distance; Queen Mary's School, Cundall Manor, Yarm School and Teesside High School.

Description

The Old Rectory is a most attractive and elegant former parsonage set in beautiful gardens. The house has been substantially improved by the current owners, resulting in a well planned and beautifully designed family home. The ground floor rooms flow well and are ideal for entertaining, of particular note is the kitchen dining room with French doors leading on to a terrace with wonderful views towards the garden. To the first floor are six bedrooms and three bathrooms.

The house is accessed over a private drive, between the property's paddocks onto a parking area, where there is a gateway to a courtyard with a double garage, outbuildings and entrance to the rear hall.

The gardens are beautifully designed with sweeping lawns, formal front garden and extensive borders. Beyond a weeping willow is a lawn, ideal for children and games. Behind the house is an orchard.

There are two paddocks to the front and west of the house. To the rear of the property is a further 20 acres available by separate negotiation.

Energy Performance Certificate

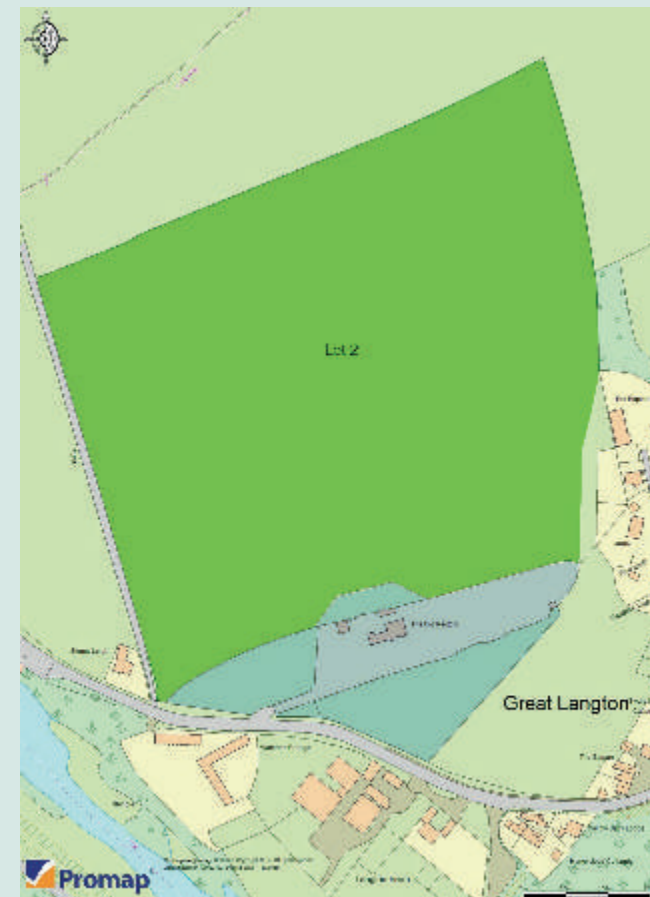
A copy of the full Energy Performance Certificate is available upon request. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Services

Mains water, electricity and drainage. Oil central heating.

Viewing

Strictly by prior appointment through Savills, Savills Smiths Gore or Robin Jessop Ltd.





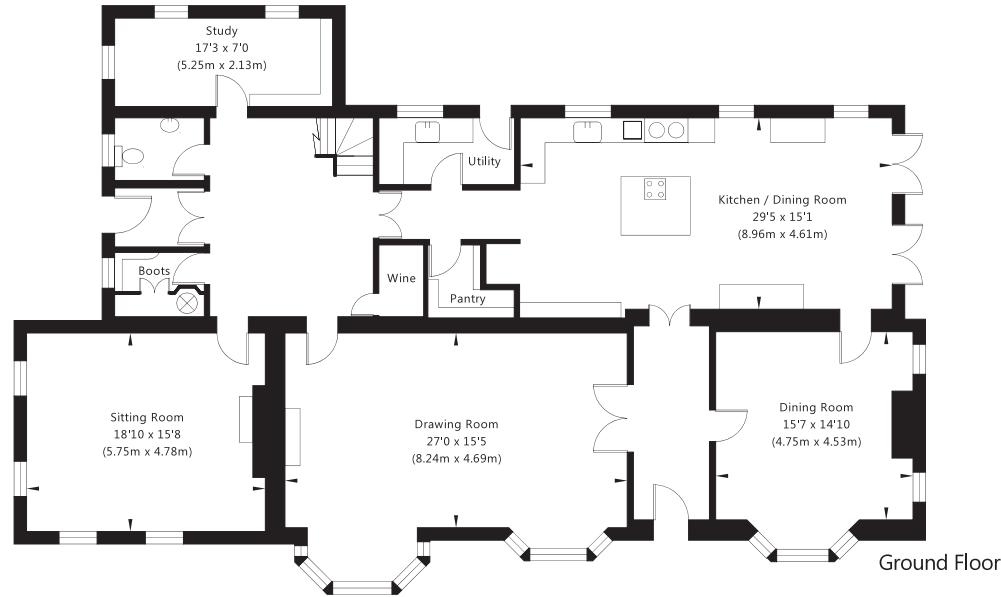


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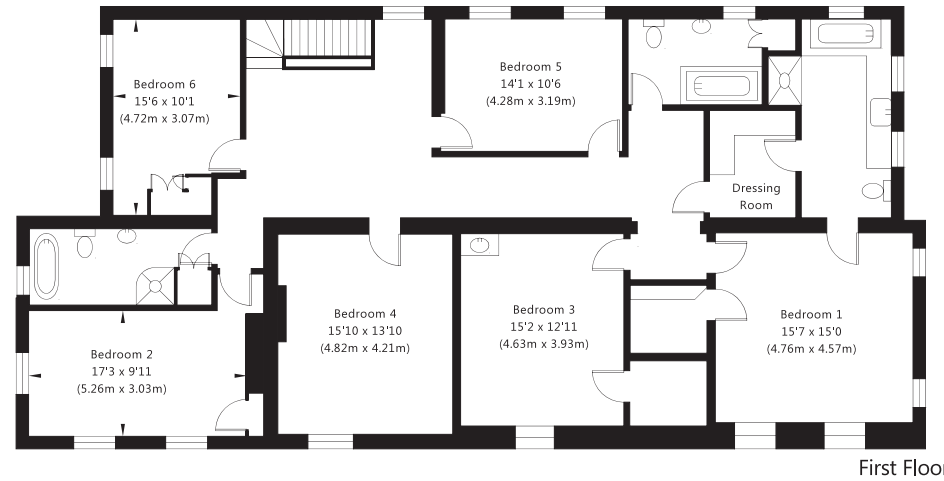


The Old Rectory



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 4433 SQ FT / 412 SQ M
 All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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