



THE CROFT

The Ford, East Layton, North Yorkshire





THE CROFT

THE FORD, EAST LAYTON, NORTH YORKSHIRE, DL11 7PG

A PERIOD HOME, ORIGINALLY TWO PROPERTIES, WHICH HAVE BEEN CLEVERLY COMBINED TO CREATE A GENEROUS AND WELL LAID OUT FAMILY HOME OFFERING VERSATILE LIVING ACCOMMODATION WITH FAR REACHING VIEWS TO REAR

Accommodation

Entrance Hall • Dining Room • Conservatory • Breakfast Kitchen
Living Room • Family Room/Fifth Bedroom • Utility Room
Ground Floor Shower/wc • Four Double Bedrooms
En suite Shower to Master Bedroom • Family Bathroom

Externally

Well maintained gardens • On-site parking
Rear Terraces with lovely views • Garage
*A66 Trans Pennine route 1.1 miles, Scotch Corner and the A1(M) access point 5.6 miles
Richmond 7.4 miles, Barnard Castle 10.9 miles, Darlington 10.9 miles.*



The Station, Station Yard, Richmond, North Yorkshire, DL10 4LD

Tel: 01748 829217

www.gscgrays.co.uk

richmond@gscgrays.co.uk

Offices also at:

Barnard Castle
Tel: 01833 637000

Bedale
Tel: 01677 422400

Hamsterley
Tel: 01388 487000

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742

Situation and Amenities

The Croft is located in a quiet cul-de-sac in the small, rural North Yorkshire village of East Layton which is a conservation area. Well located for commuting to the region, being easily accessible to the A66. There are shopping facilities at Mainsgill Farm Shop on the A66 and Scotch Corner Services which has an M&S.

The nearby historic market town of Richmond, which is a gate way of the Yorkshire Dales, offers a good range of amenities including national and local retailers, leisure centre, two secondary schools, and several primary schools. The station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artists and food producers and is a popular attraction. Darlington is just over 10 miles away with larger retail outlets and a mainline railway station.



The Croft

The Croft is a period home, which was originally two properties, which have been cleverly combined to create a generous and well laid out family home. The Croft offers versatile living accommodation with two main reception rooms, a lovely conservatory and a family room which could work equally well as a garden room, home office or a fifth bedroom as there is a ground floor shower room just off.

The property has four double bedrooms with an en suite to the master. Occupying a lovely site with well stocked gardens and on-site parking to the front and rear terraced gardens with views over open countryside beyond.

Accommodation

A distinctive oak front door leads to an entrance hall with bookshelves, a cast iron fireplace and a decorative cast iron radiator. From here there is access to the dining room, living room and a staircase leading to the first floor. The dining room has feature alcoves and leads to a beautiful conservatory with wood flooring and French doors opening out to the front garden.

The kitchen is fitted with a range of wall and floor cupboard units incorporating an electric oven and hob, as well as an oil-fired Aga cooker (which also heats the water). There is plenty of space for a dining table and chairs and a Chinese slate floor runs the full length of the dining kitchen. From here there are steps leading up to an inner hall which provides access to the main living room, a shower room/wc and the family room.

The spacious living room enjoys views over the front gardens and a focal point of this room is a stone fire surround with elevated hearth and a Rayburn Rembrandt cast iron open fire. From here there is a door returning to the entrance hall.

The family room provides a range of uses having a small utility off, an LPG cast iron stove, and a door out to the rear patio garden area. This works well as an additional reception room, but could work equally well as an office or occasional bedroom having the benefit of a ground floor shower room in the inner hall.



To the first floor there are four double bedrooms. The master bedroom has fitted wardrobes and an en-suite shower room. The house bathroom is a special feature with a freestanding, roll top bath, step in shower, handbasin and high level wc. There is also a large airing cupboard.

Externally

The Croft is accessed by a gravelled front drive with double gates and on-site parking. The attractive private front garden has a well-maintained lawn, established borders and an ornamental pond with water feature. The east-facing front wall of the house has a well-established wisteria.

The rear garden comprises borders, paved and gravelled pathways, a side utility area and a large paved west-facing terrace, with stunning views over open countryside. A double garage at the rear of the house provides very useful storage and now accommodates the oil storage tank. Part of the garage area has been converted to a summerhouse overlooking the adjoining open land.

Wayleaves, Easements and Rights of Way

The Croft is sold subject to and with the benefit of all existing rights of way, whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi-easements and all wayleaves or covenants whether disclosed or not. We understand there is a private right of way for the benefit of two neighbouring properties to pass over the rear driveway area, and the owners have a right of way over the driveway of the neighbouring property.

Central Heating

The central heating is oil fired and there are radiators in all rooms. The house is double glazed.



Tenure

We are advised that the property is freehold with vacant possession upon completion.

Local Authority & Council Tax

Richmondshire District Council. Tel: 01748 829100. For Council Tax purposes the property is banded F.

Viewings

Strictly by appointment only via the Agents GSC Grays tel: 01748 829217.

Additional Services

Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01677 422400 for further information.



The Croft The Ford, East Layton



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.

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

Particulars written: September 2016

Photographs taken: September 2016

