



SKEEBY GRANGE

Skeebby, Richmond, North Yorkshire, DL10 5ED



GSC GRAYS

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SKEEBY GRANGE

SKEEBY, RICHMOND, NORTH YORKSHIRE, DL10 5ED

Skeebby ¼ miles, Richmond 3 miles

BEAUTIFULLY PRESENTED, DETACHED FAMILY HOUSE WITH
FLEXIBLE ACCOMMODATION, SEPARATE COTTAGE, LAND AND
BUILDINGS IN A PEACEFUL RURAL YET ACCESSIBLE LOCATION

Accommodation

Main House with reception hall • Drawing room • Snug • Dining room
Living room • Breakfast kitchen • Butler's kitchen • Second kitchen/utility
Four bedrooms • En suite bathroom to master • Shower room • Family bathroom
Recently refurbished cottage with sitting room/kitchen, bedroom and bathroom

Externally

Adjoining triple garage • Separate single garage/store
Large versatile barn • Woodshed
Superb landscaped gardens and adjacent grass paddocks
extending to around 4 acres
Additional arable field extending to about 20 acres is available
by separate negotiation



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Alnwick
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Hamsterley
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Barnard Castle
Tel: 01833 637000

Leyburn
Tel: 01969 600120

Chester-le-Street
Tel: 0191 303 9540

Stokesley
Tel: 01642 710742



Situation and amenities

Skeeby Grange is situated between the market town of Richmond and Middleton Tyas, just outside of the village of Skeeby in a beautiful rural location.

There are no services in Skeeby but the historic market town of Richmond is only 3 miles away and offers a wide variety of amenities including national and local retailers a large range of bars and restaurants, cinema, theatre, sports centres, golf courses and good local state schools. Darlington (10 miles) is the nearest main town within which is an East Coast mainline station with regular connections to London (2 ½ hours) and the north. For the commuter and traveller the A66 and A1 (M) are close by and Newcastle Durham, Tees Valley and Leeds Bradford Airports provide links commercial centres of the north east and beyond.

The area is known as the gateway to the Yorkshire Dales and this stunning countryside is within easy reach. The Zetland, Hurworth, West of Yore, Hurworth and Bedale Hunts are all in close proximity. Golf courses can be found at Richmond, Barnard Castle and Darlington with Horse Racing at Catterick, Ripon, York, Wetherby and Sedgfield.

Skeeby Grange, Gardens, Forge Cottage, Barn and paddock. Skeeby Grange lies within a beautiful and private setting, entered through electric gates and with a sweeping driveway leading to a turning circle at the front door and with plenty of additional parking. Skeeby Grange house is a stone residence built in 1951 in a traditional style with a substantial extension added in 1999. The main house provides flexible living accommodation with all principle rooms facing south to enjoy the open countryside views. It is a very light house with many dual and triple aspect rooms and a good flow to the accommodation. As part of the extension works the whole property was completely refurbished and finished to a very high specification including many bespoke fittings and top quality finishes.

Accommodation

The main reception hall is welcoming and spacious and has a door directly opening to the main gardens, along with access to a large cloakroom/wc, the living room and the dining room. The living room has plenty of natural light being triple aspect and a focal point of this room is a beautifully carved fireplace with a lovely marble inset and hearth. The dining room has views south over the gardens and from here there is access to a butler's kitchen for entertaining. The dining room opens through to the snug with stone flagged floors and another bespoke carved fireplace with high spec log burner. The flagged floor continues through to a bright, breakfast kitchen fitted in solid wood units with granite work surfaces and integrated appliances.

The flagged floor continues from the snug into the garden terrace room with three doors opening out directly to the garden. From here there is access to a secondary kitchen/utility room with integrated appliances, a separate wc, full house bathroom equipped with jacuzzi bath and separate shower cubicle. The final room to the ground floor is a superb drawing room, this is entered via double doors and features a brick chimney breast with a substantial log burner set on a raised hearth. This is a superb entertaining room and a magnificent asset to the property.

On the first floor is a large landing with views over the gardens. The master bedroom is triple aspect with a range of bespoke bedroom furniture and an en suite bathroom completes the master suite. The remaining three bedrooms all have fitted wardrobes and there is a large shower room.

There is plenty of scope to further extend the upstairs accommodation with large, unused loft space subject to the necessary planning consents.





Externally

The main driveway allows access to an adjoining triple garage with three electric up and over doors. A magnificent beech hedge on the western edge of the driveway continues around with a pedestrian arch to the right of the main house leading into the main private garden which is well sheltered and includes stone terracing with plenty of space for dining outside and a large lawn with mature trees.

In addition to the gardens there is a useful paddock suitable for a small pony and with direct roadside access.

Forge Cottage

Forge Cottage has been completely refurbished and is now a low maintenance one bedroom detached cottage sitting in a small private plot with stone and fenced perimeter and plenty of separate on-site parking. The property has a fitted and integrated kitchen open to the living room, a double bedroom with fitted wardrobes and a bathroom with full suite. It makes an ideal guest or family space away from the main house or is readily let out as is currently the case.

Barn / General Store

Lying adjacent to the drive and with direct road access through a large roller door is a general purpose shed measuring about 18.32m x 7.02m. It has a concrete floor, water and power connected and can have a variety of uses including classic car



garage, workshop or store. It is also thought to have some potential for future development subject the appropriate planning approval.

Pasture or mowing meadow

To the south of the house and cottage and with its road access, as well as a gate to the paddock, is a grass field extending to about 2.90 acres. It is enclosed with stone wall or fence, is stock proof and has access to water. This field is currently occupied on a seasonal grazing basis by a neighbouring farmer. Further details are available from the Selling Agent.

Arable Field - available by separate negotiation

To the west of the house and meadow field is an additional, highly productive arable field extending to about 19.93 acres. It has separate roadside access and is fenced. It is subject to a Farm business tenancy commencing 12.5.16 for 5 years.

Services

We are advised that the drainage for Skeeby Grange is to a septic tank shared with Old Skeeby Grange and that Forge Cottage has its own sewerage treatment plant. Both properties are served by oil fired central heating on separate systems and are connected to mains electricity and mains water.

Tenure

Skeeby Grange house will be available with vacant possession. The meadow field and arable field will be occupied for the coming season and Forge Cottage is let on an Assured Shorthold Tenancy with a current rent of £600 per month. Details are available from the Selling Agent.

Wayleaves Easements and Rights of Way

Skeeby Grange 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.

Mineral and sporting rights

Mineral and sporting rights are to be included in the sale as far as they are owned.

Development clawback

In the event that planning consent is obtained for change of use on the land or buildings the Vendor reserves the right to share in the resulting uplift in value through a claw back provision.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges, walls and fences.

Local Authority

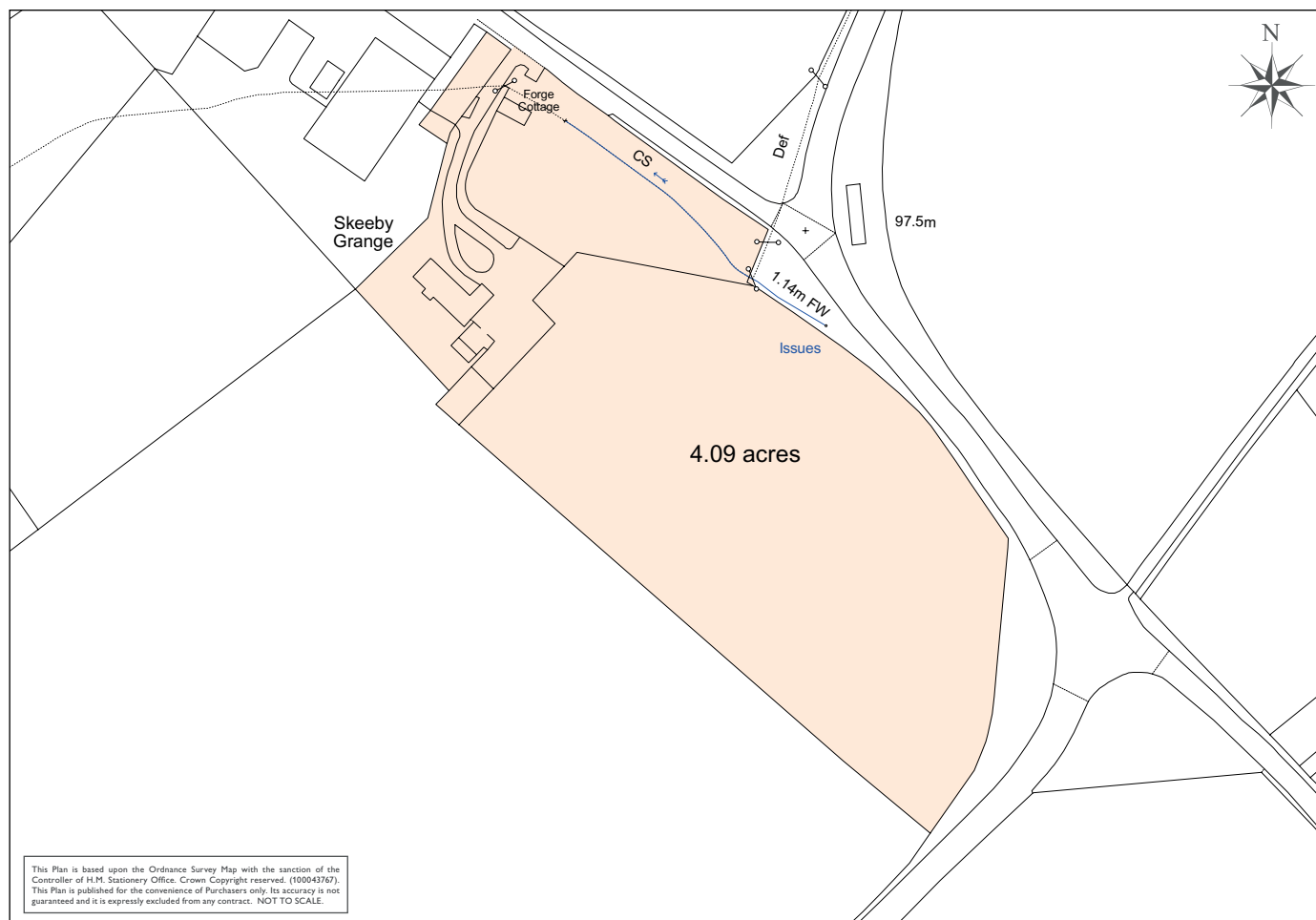
Richmondshire District Council 01748 82900.

Council Tax

Skeeby Grange is Band G, and Forge Cottage is Band B.

Viewings

Strictly by appointment Through the Selling Agents GSC Grays, Richmond Office on tel: 01748 829217.

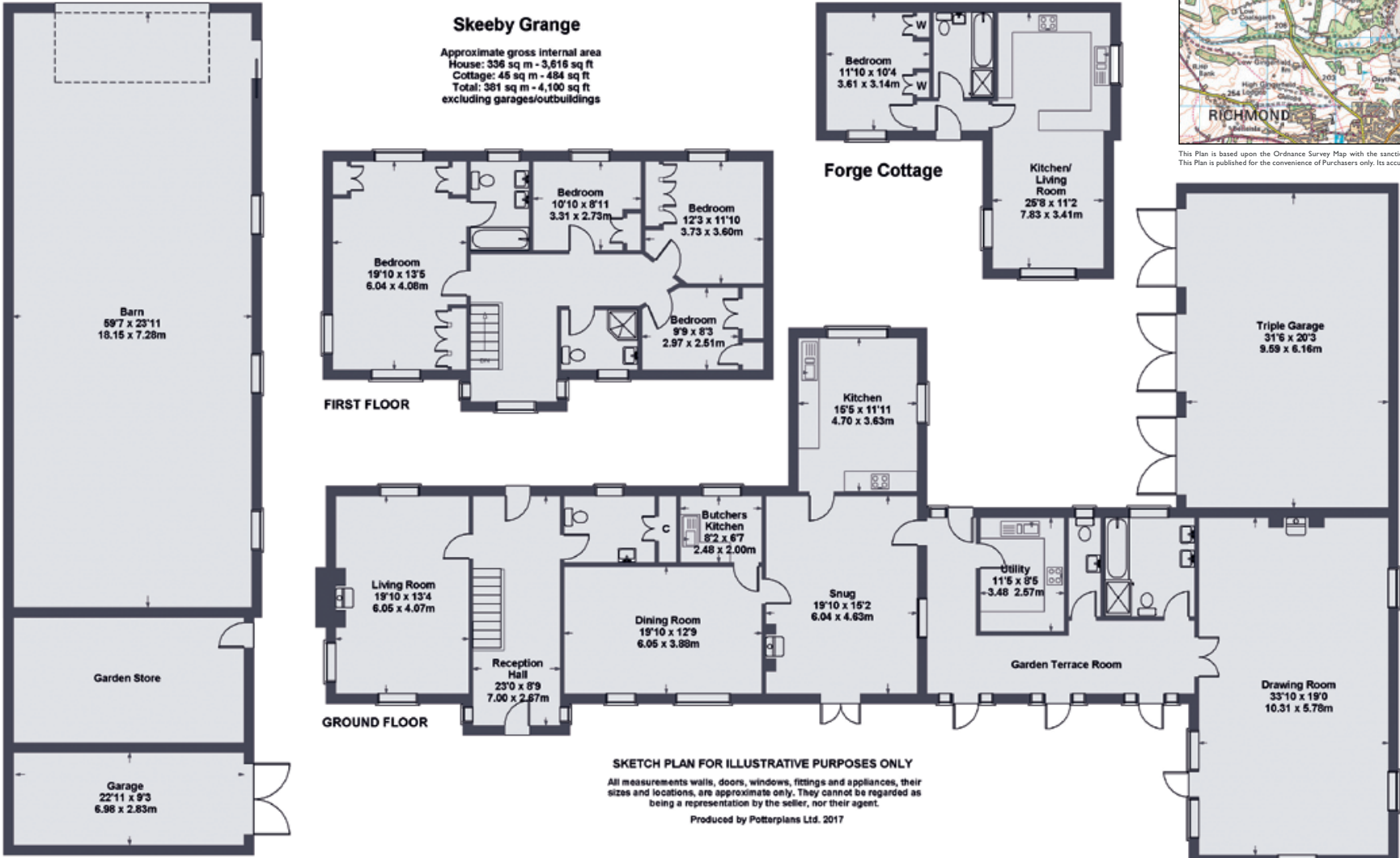


Directions

To reach Skeeby Grange from Richmond, take the A6018 road east of the village of Skeeby, cross over the bridge and after about ¼ of a mile turn left at the apex of a right hand bend. The entrance gates on the left after about 50 metres.



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