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Northallerton
Estate
Agency



Friston House
Northallerton, North Yorkshire DL7 0DH
Offers In The Region Of £485,000

A Well Laid Out, Generously Proportioned, Immaculately Presented Six Bedroomed Detached Village Residence of Character & Distinction with Substantial Hardstanding, Garaging, Car Port and Attractive Gardens & Summer House to Rear

- Six Bedroomed Accommodation
- Immaculately Presented Throughout
- UPVC Sealed Unit Double Glazing / Oil CH
 - Solid Oak Floors to Ground Floor
 - Tremendous Living Kitchen
- Highly Sought After Village Location

Friston House comprises an immaculately presented, well laid out and spacious, generously proportioned six bedroomed family house with very versatile ground floor accommodation which enjoys views to the rear over open countryside. The property was constructed in 2004 by the present owners and has enjoyed a superb extension to provide a particularly generous living kitchen space to the rear which enjoys nicely delineated kitchen, dining and sitting areas, within the sitting area is a wood burning stove creating a superb warm, ambient and cosy atmosphere. The versatile accommodation enjoys three further reception rooms on the ground floor offering tremendous scope for sitting room, dining room, home office, hobby or play room whilst on the first and second floor there are six bedrooms with the master bedroom enjoying quality En Suite shower room and the accommodation is completed by a superbly appointed quality fitted bath and shower room. The property enjoys quality fixtures and fittings throughout including solid oak floors to the ground floor opening onto solid oak staircase to first and second floor, superb quality fitted kitchen, bathroom and En suite.

Externally the property enjoys extensive hardstanding for a number of vehicles, access to garage and car port and attractive manageable patios and gardens to rear with well stocked flower beds and covered seating area.

The offering of Friston House presents an all too rare opportunity to acquire a substantial family house in a superb position in highly sought after village location which whilst enjoying a superb rural position is the nonetheless ideally placed for convenient access to local and national centres of commerce.

Early inspection recommended to fully appreciate the property and its position.

Entrance Hall

Solid oak timber floor. Solid oak staircase leading to first floor. Three ceiling light points. Coved ceiling. Double radiator. Useful recessed understairs storage / office area. Access to all ground floor accommodation.

Cloakroom / WC

Concealed cistern duoflush WC with unit inset wash basin with tiled splashback, cupboard storage beneath. Coved ceiling. Inset ceiling light spots. Solid oak flooring. Extractor fan. Double radiator. Wall mounted oak shelf.

Sitting Room

16'4" x 12'0" (4.98 x 3.66)



Feature fireplace comprising marble surround, mantel shelf and hearth with inset living flame gas fire. Coved ceiling. Four wall light points. Double radiator. TV and telephone points plus Sky point. Window to front.

Study

11'2" x 10'6" (3.42 x 3.25)



Coved ceiling. Centre ceiling light point. Two Wall light points. Double radiator. Telephone points. Window to front.

Box Room / Snug

13'0" x 11'2" (3.98 x 3.42)

Flush mounted ceiling light point. Door through to kitchen. Very versatile roof with a range of base and wall cupboards. Double radiator.

Open Plan Living Kitchen

18'6" x 12'0" (5.64 x 3.66)



Harlequin tiled splashbacks. Fully fitted modern kitchen with white base and wall cupboards. Granite effect work surfaces with integrated appliances including brushed steel and glass electric fan oven, microwave, 5 ring gas hob, extractor fan. Inset 1 ½ bowl single drainer coated sink unit. Double sink unit with single drainer and mixer tap over. Space and plumbing for dishwasher. Space for full height fridge and freezer. Contemporary full height radiator. Unit matched leaded glass front, shelved display cabinets. Window to side. Solid oak flooring. Archway through to:

Dining / Living Room

27'4" x 23'0" (8.35 x 7.03)



Open to the kitchen on two sides, this open plan L shaped room enjoys living and dining areas. Feature fireplace with a log burning stove with beech mantel shelf and stone hearth. Dual aspect with three large sliding patio doors, window to side and two electrically operated velux roof lights with rain sensors. Inset ceiling light spots. Full height contemporary radiator. Solid oak flooring. Particularly attractive feature chimney breast with brick reliefs and brick back, cut slate hearth and hearth mounted fire.

Utility Room

10'0" x 7'0" (3.07 x 2.15)



Space and point for washing machine and tumble dryer. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Full height store cupboard. Good range of base and wall cupboards. Under unit Worcester Heatslave 26:32 oil fired central heating boiler. Solid oak flooring. Panelled ceiling with inset spots. Door to side. Full height door with central clear glazed light to outside.

From the Hallway is solid oak staircase with balustrade and spindles leading up to:

First Floor Landing

Coved ceiling. Two ceiling light points. Large built in shelved linen cupboard. Oak staircase leads up to the second floor rooms

Bedroom No. 1

18'4" x 11'10" (5.59 x 3.62)



Double radiator. Twin overbed light points. Coved ceiling. Fitted range of bedroom furniture with mirrored doors. View out overlooking rear garden and across open countryside. Attic access. Door to:

En Suite Shower Room



Corner shower, fully tiled around with curve door to front with Mira thermostatically controlled mains shower. Twin Jack and Jill unit inset wash basins with cupboard storage beneath. Mini tiles splashback to the washbasins with shaver mirror and light. Adjacent concealed cistern WC. Additional unit matched store cupboard. Inset ceiling light spots. Inset extractor and light. Full height heated towel rail. Tiled floor.

Bedroom No. 2

13'0" x 11'2" (3.98 x 3.42)



Coved ceiling. Centre ceiling light point. Double radiator. Window with views overlooking rear garden and open countryside.

Bedroom No. 3

12'0" x 11'8" (3.66 x 3.57)



Attractive built in wardrobes with display niches beside. Coved ceiling. Centre ceiling light point. Inset ceiling light spots. Double radiator. Window to front. TV point.

Bedroom No. 4

11'2" x 10'4" (3.42 x 3.15)



Wall length built in wardrobes. Coved ceiling. Inset ceiling light spots. Double radiator. Window to front.

Bathroom / Shower Room



Attractive white suite comprising shower fully tiled with curved Aqualux screen. Wall mounted Mira Sport electric shower. Pebble effect tiled floor. Unit inset wash basin with mixer tap and tiled splashback. Shaver mirror and light over. Adjacent duoflush WC. Good sized enamelled bath with quality mixer tap and shower attachment. Coved ceiling. Inset ceiling light spots. Inset extractor and light over shower.

Continuation of the solid oak staircase. Leading up to:

Second Floor Landing

Velux roof light.

Bedroom No. 5

13'2" x 11'8" (4.03 x 3.57)



Useful extensive under eaves storage. Velux roof light. Window to end. TV, and telephone points. Double radiator. Inset ceiling light spots.

Bedroom No. 6

13'6" x 10'7" (4.13 x 3.25)

Extensive under eaves storage. Velux roof light. Double radiator. TV point.

Garage

16'7" x 12'8" (5.08 x 3.88)



Car Port

16'2" x 15'2" (4.95 x 4.64)

Gardens



The rear garden opens up very pleasantly to lawned gardens and patios with particularly attractive and uninterrupted views over the surrounding parkland. The rear garden provides a particularly attractive backdrop to the property with well stocked shrubberies, natural laid stone flagged patios together with lawned area and it retains a high degree of privacy. Within the rear garden is an attractive covered barbecue and seating area.

General Remarks & Stipulations

VIEWING

Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating. LPG gas hob and fire.

LOCAL AUTHORITY

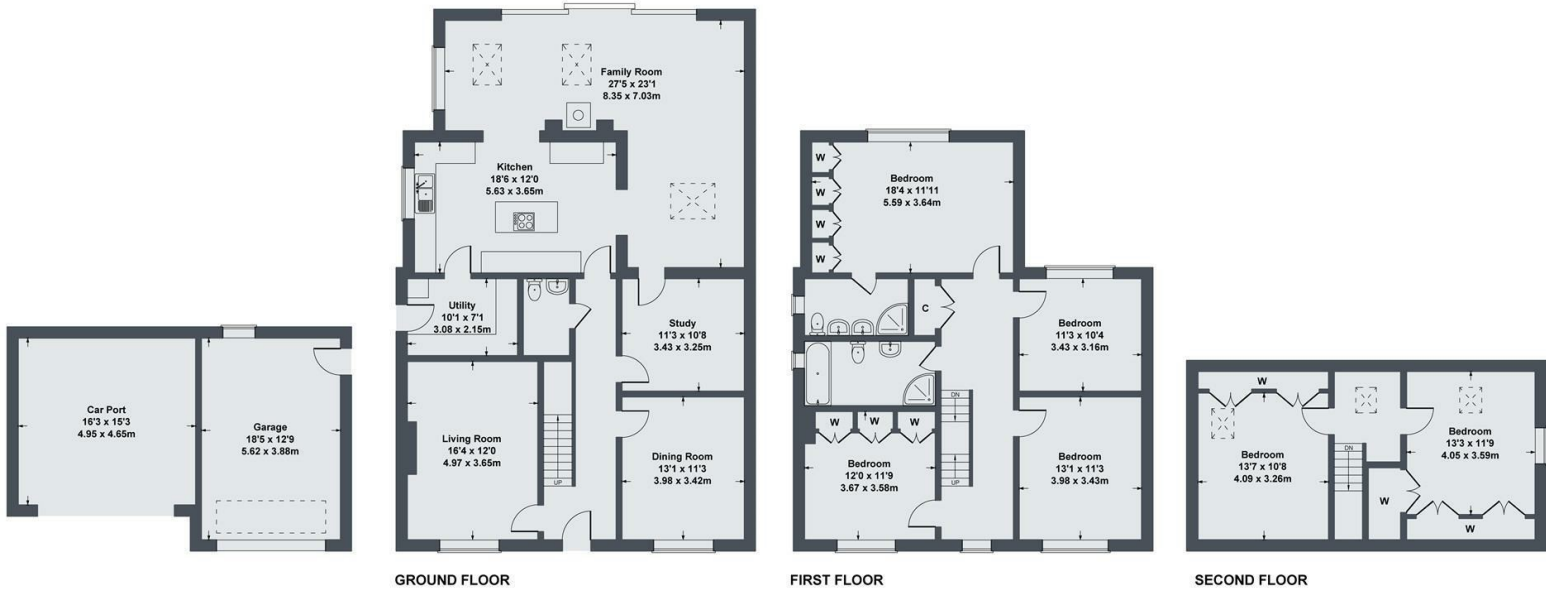
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 77997

COUNCIL TAX BAND

The Council tax Band is F.

Friston House, East Cowton

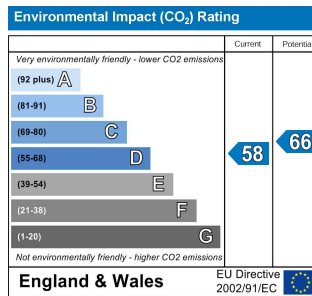
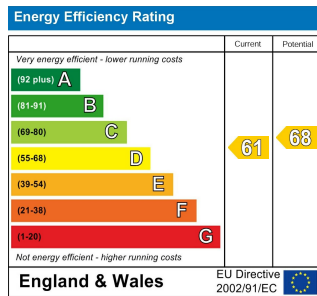
Approximate Gross Internal Area
2616 sq ft - 243 sq m



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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