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Northallerton  
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**Magdalene Garth**  
**Northallerton, North Yorkshire DL7 0PL**  
**Offers In The Region Of £625,000**

A Well Laid Out, Generously Proportioned, Immaculately Presented Five Bedroomed Detached Village Residence of Character & Distinction with Grounds, Gardens & Paddock Extending to 0.75 Acres or Thereabouts

- 5 Bedroomed/ 3 Bathroom Accommodation
  - Immaculately Presented Throughout
    - Oil Fired Central Heating
    - Solid Oak Doors Throughout
    - Wooden Sealed Unit Double Glazing
  - Two Substantial Attic Rooms with Potential

Magdalene Garth is an attractive, immaculately presented, well laid out and spacious, generously proportioned five bedroomed, three bathroom family house which enjoys tremendous scope for various residential layouts to all floors. Additionally, it enjoys two good sized attic rooms which could provide for additional residential accommodation and plans are available to demonstrate the position of the staircase. The accommodation briefly comprises, large dining kitchen, drawing room, study, dining room, utility room, downstairs WC., snug/family room, and to the first floor are five bedrooms including the master bedroom with En suite shower room plus four other bedrooms and two bathrooms. At present there is a pull down ladder which gives access to the two aforementioned second floor attic rooms where services are provided.

Externally the property is approached over block paved driveway leading up the side of the property. Immediately to the front of the property is an area of garden behind a low level brick wall with mature shrubberies. Steps then lead up to the front door. Continuing up the block paved driveway which leads around to the rear of the house then gravelled to the garage allowing for extensive vehicular parking. There is an additional hardstanding area suitable for caravan, horsebox etc. immediately to the rear of the property is a patio seating area and beyond that lawns. A gate gives further access to a barbecue area together with vegetable and fruit garden where there is also a dog kennel.

Access is taken then to the paddock which extends across the rear and offers great scope for small scale livestock, equine or horticultural enterprises subject to purchasers requirements.

**Entrance Porch**

Radiator. Karndean flooring. Further glazed entrance doors lead into:

**Spacious Hallway**



With oak staircase to first floor. Karndean flooring. Radiator.

**Drawing Room**

19'8" x 12'10" (5.99m x 3.91m)



Window to front. Feature fireplace with Victoria style surround and hearth. Dado rail. Corniced ceiling.

**Study**

12'10" x 8'4" (3.93 x 2.56)



Window to front. Radiator.

**Dining Room**

11'2" x 8'4" (3.42 x 2.56)



Part glazed door. Window to side. Corniced ceiling and centre ceiling rose. Radiator. Dado rail.

### **Kitchen**

23'1" x 13'0" (7.06 x 3.98)



Window to side. French doors to rear. Range of base and wall cupboards with roll edge work surfaces with inset composite sink unit and drainer. Zanussi electric double oven with halogen hob and extractor over. Integrated dishwasher. Attractive corner feature brick built fireplace with stone hearth. Beamed ceiling. Radiator.

### **Utility Room**

Window to rear. Range of base units with work surfaces. Space and plumbing for washing machine. Part tiled walls. Radiator. Extractor. Door to rear garden. Oil central heating boiler.

### **WC**

Window to side. Low level flush WC. Wash basin. Radiator. Built in store cupboard.

### **Snug/Family Room**

11'4" x 12'8" (3.47 x 3.88)

Window to rear. Partially glazed door from Kitchen. Beamed ceiling. Radiator.

From the Hallway

### **Stairs to First Floor**

Leading up attractive staircase to:

### **First Floor Landing**

With window to rear. Dado rail. Radiator. Access to the second floor rooms

### **Master Bedroom**

16'6" x 12'9" (5.05 x 3.91)



Window overlooking rear garden and land. Dado rail. Radiator.

### **En Suite Shower Room**

9'2" x 6'9" (2.81 x 2.08)



Window to side. Large shower with mains thermostatic shower. Low level concealed cistern WC. Bidet. Vanity unit with inset wash basin and shelved cupboard below with glass fronted cupboards to either side. Fully tiled walls. Ceramic tiled flooring. Chrome heated towel rail. Extractor.

### **Guest Room**

12'11" x 10'0" (3.96 x 3.07)

Window to front. Dado rail. Radiator.

### Bedroom No. 3

12'10" x 10'0" (3.93 x 3.07)



Window to front. Radiator.

### Bedroom No. 2

13'0" x 11'5" (3.98 x 3.50)



Window to rear overlooking garden and land. Radiator.

### Bedroom No. 4

12'10" x 9'2" (3.93 x 2.81)

Window to side. Radiator.

### House Bathroom

12'9" x 9'1" (3.91 x 2.79)



Two windows to side. Freestanding claw foot bath. Low level WC. Bidet. Pedestal wash basin. Fully tiled shower with antique style deluge shower. Solid wood flooring. Dado rail. Extractor. Radiator.

### Bathroom No. 2



With window to rear. White suite comprising P shaped panelled bath with mains thermostatic shower over and glazed screen. Low level WC. Pedestal wash basin. Airing cupboard. Fully tiled walls. Radiator.

### Attic

Access is via a pull down ladder but plans are available on request which show how a permanent staircase could be incorporated from the existing first floor landing.

### Attic Room No. 1

12'8" x 12'8" (3.88 x 3.88)



Velux roof light. Radiator.

### Attic Room No. 2

12'8" x 12'8" (3.88 x 3.88)



Velux roof light. Radiator.

## OUTSIDE

### Double Garage

With up and over doors to front. There is an adjoining workshop/garage with separate door. Light and power. The garage also has an integral workshop plus a utility area with sink and plumbing for washing machine.

## Gardens



Proceed up the block paved driveway which leads around to the rear of the house then gravelled to the garage allowing for extensive vehicular parking. There is an additional hardstanding area suitable for caravan, horsebox etc. immediately to the rear of the property is a patio seating area and beyond that lawns. A gate gives further access to a barbecue area together with vegetable and fruit garden where there is also a dog kennel.

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### Paddock with Stable



Enclosed by picket fencing is this small paddock with water supply and drainage connected. Within the paddock are a variety of mature fruit trees and shrubs.



Illustration For Identification Purposes Only. Not To Scale (ID:699274 / Ref:75537)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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