



Oakfield Forcett, North Yorkshire, DL11 7SG
£720,000



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IDYLLIC FAMILY COUNTRY RESIDENCE of about 250sqm/2691sqft with lots of space & lovely open country & farmland views to front, side & rear. The (Dog-proofed) gardens & grounds extend to about 1.20 acres in all. SUPERB 10.92m max x 7.83m/35'9" x 25'8" main LIVING AREA & KITCHEN with wood-stove, SITTING ROOM with wood-stove, separate STUDY etc, large UTILITY & WASHROOM/WC; 5 double BEDROOMS (all with views), BATH/SHOWER ROOM & 3 EN SUITES. GARAGE & plenty of PARKING, Surrounding GARDENS, VEGETABLE/FRUIT GARDEN, CHICKEN RUN & GARTH/PADDOCK - about 0.93 acres. Oil centrally heated & double glazed. Get away from it all while still being accessible - TAKE YOUR TOUR: <https://my.matterport.com/show.....TF>

LOCATION: The new A1(M) Motorway brings the 'Golden Triangle' areas of Harrogate, York & Leeds ever closer. Oakfield is about 7 miles from RICHMOND, 10 from BARNARD CASTLE & 11 from DARLINGTON (Mainline to LONDON Kings Cross - 2 hours 20 minutes). The A66 trans-Pennine route is under 2 miles & the A1(M) at Scotch Corner is about 6 miles.

PORCH

HALL

Built-in Coats Cupboard, Oak flooring & staircase to the first floor.

INNER HALL

Oak flooring.

WASHROOM/WC 1.54 x 1.07 (5'0" x 3'6")

UTILITY ROOM 4.12 x 1.99 (13'6" x 6'6")

Great for muddy boots & dogs etc! Fitted with a good range of wall & floor units with worktop, sink, freezer (no.2) & plumbing for washing machine. Door to outside.

SITTING ROOM 6.25 x 4.02 (20'6" x 13'2")

A lovely tranquil room with wood-stove & patio doors to the rear.

Main LIVING & DINING AREA (Views) 10.92m max x 7.83m (35'9" max x 25'8")

An amazing light-filled dual aspect space with Oak flooring & comprising:

LIVING & DINING AREA 7.83 x 7.42 (25'8" x 24'4")

Contemporary wood-stove, 3 sets of double doors & further bi-fold doors opening to side & rear with expansive views. Open to:

KITCHEN 4.02 x 3.51 (13'2" x 11'6")

Fitted with a stylish range of wall & floor units with worktops, sink & breakfast bar; integrated eye-level double oven/grill, fridge, freezer & dishwasher.

STUDY 3.41 x 2.83 (views) (11'2" x 9'3" (views))

Dual aspect windows.

FIRST FLOOR LANDING

Built-in cylinder cupboard.

Impressive MASTER SUITE (Views) 9.05 x 4.12 overall (29'8" x 13'6" overall)

BEDROOM 1. 5.54 x 4.12 into robes (18'2" x 13'6" into robes)

Range of built-in wardrobes & dual aspect windows.

En Suite BATH/SHOWER ROOM 4.13 x 3.41 (13'6" x 11'2")

Beautifully finished with a free-standing bath, level access walk-in shower area, inset washbasin & WC.

BEDROOM 2. (Views) 5.40 into robes x 3.40 (17'8" into robes x 11'1")

Range of built-in wardrobes & dual aspect windows.

En Suite SHOWER ROOM

BEDROOM 3. (Views) 4.08 x 3.61 (13'4" x 11'10")

En Suite SHOWER ROOM 2.60 x 1.68 (8'6" x 5'6")

BEDROOM 4. (Views) 4.03 x 3.60 (13'2" x 11'9")

BEDROOM 5. (Views) 4.03 x 2.55 (13'2" x 8'4")

'House' BATH/SHOWER ROOM 2.60 x 1.49 (8'6" x 4'10")

Serving just 2 bedrooms.

OUTSIDE

Boundary hedge with 5-bar gate to an extensive gravel parking area leading to:

Detached GARAGE

GARDENS & GROUNDS

The (dog-proofed) gardens surround the house & are laid to Lawn with flower/shrubs & flagged patio area. Beyond is an enclosed vegetable/fruit garden with 6 raised beds & an adjoining chicken run. There are fruit trees & in the paddock area (about 0.93 acres) stands a lovely mature Oak tree - the VIEWS are wonderful.

NOTE

Council Tax Band: F

Energy Performance Certificate (EPC): 'X'



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NOT TO SCALE - for IDENTIFICATION ONLY

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (81-91) B | 73 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 92 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

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