



GSC GRAYS

PROPERTY • ESTATES • LAND



Fairfield House, Dalton

Richmond, North Yorkshire, DL11 7HS

Offers In The Region Of £520,000



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Situation & Amenities

Richmond 7 miles, Barnard Castle 8 miles, A1(M) Scotch Corner 8 miles, Darlington 17 miles, Durham 38 miles. Please note all distances are approximate. The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities including national and local retailers and state and private educational opportunities. Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery, and is also home to a number of artisan food producers and is a popular attraction. Barnard Castle also has a castle, riverside walks and the Bowes Museum is on the outskirts of the town. Both market towns offer a traditional weekly market, a library and good range of restaurants.

Description

Fairfield House is an immaculately presented, recently extended and refurbished, well proportioned family home, located on the edge of the desirable village of Dalton. It offers ample living space along with a stunning entertaining kitchen and utility room at the ground floor level whilst at first floor, there is a master bedroom with en-suite and dressing room (could be utilised as a fourth bedroom or study, if preferred), along with another two double bedrooms and a bathroom. There is also a useful cellar, variety of outhouses/outbuildings, driveway and a beautiful garden. One outbuilding benefits from planning permission allowing for the refurbishment to form a garden room with wc. Application reference 17/00668/FULL.

Accommodation

Door to:

Hall

With oak flooring, staircase lowering to the cellar, along with a further staircase rising to the first floor and doors leading off to the ground floor accommodation.

Sitting Room

To the front aspect with a large double glazed sliding sash bay window.

Utility Room

Comprising of a fitted work surface with space below for a washing machine and dryer. There is a double glazed window to the rear aspect, door opening to the exterior, oak flooring and a door to the WC/wash room.

WC/wash room

Comprising of a vanity hand wash basin, WC and laminate flooring.

Living Room & Study

A large reception area, previously two rooms, with double glazed sliding sash bay window to the front elevation, multi fuel stove set in a tiled inset, sliding sash double glazed window to the side aspect and oak flooring. Steps lower down to the dining kitchen.

Dining Kitchen

Recently fitted is this stunning space including a variety of fitted wall and base units with granite work surface and a sink with mixer tap and carved draining board. There is an integrated dishwasher, space for an American style fridge/freezer and space for a range style cooker with integrated range master extractor above. Flooded with natural light; there are numerous double glazed windows to the side aspect, stone flagged flooring with underfloor heating, breakfast bar with seating for three, along with space for a dining table and chairs. A door opens to the exterior.

Cellar

Stone steps lower down from the main entrance hall to a cellar which provides storage and houses the central heating boiler.

First Floor Landing

With an attic access hatch, double glazed window to the rear elevation and doors leading off to the first floor accommodation.

Dressing Room/Fourth Bedroom/Study

A versatile room currently providing ample space for numerous wardrobes. There is a double glazed window and a door giving access to the master bedroom. This space could be utilised as a fourth bedroom or study, if required.

Bedroom One

A spacious, light and airy master bedroom placed above the kitchen with a large vaulted ceiling, double glazed windows to dual aspects and a door to the en-suite.

En-suite

Offering a shower cubicle, vanity hand washbasin, WC and a heated towel rail.

Bedroom Two

A large double bedroom with two double glazed sliding sash windows to the front elevation, providing a pretty view up the village. Large fitted wardrobes.

Bedroom Three

A final double bedroom with a sliding sash double glazed window and a feature shelved alcove.

Bathroom

Including a free standing roll top bath, large shower cubicle, pedestal wash handbasin, WC, heated towel rail, tiled walls and tiled flooring, along with a sliding sash double glazed window and airing cupboard.

Externally - Outbuildings

Accessed from the rear garden, there is a wood store, oil tank store and a general purpose store. Beyond here, there is a large outbuilding which could be utilised for a variety of purposes, subject to obtaining the necessary consents. This outbuilding measures 3.73m x 5.06m and already has planning permission allowing for the 'refurbishment of a small stone outbuilding to the east of the house to form a garden room with wc'. Application reference 17/00668/FULL. Beyond the outbuilding is a final storeroom.

Tel: 01833 637000

Gardens

A meticulously maintained, peaceful and private lawned and planted garden with a raised decking area and paved patio. The garden enjoys an outlook over an open field.

Driveway

To the front of the property, providing off street parking for two vehicles.

Services

Mains electricity, drainage and water are connected. Oil fired central heating.

Tenure

The property is believed to be offered Freehold with Vacant Possession upon Completion.

Local Authority

North Yorkshire County Council.

Council Tax

For Council Tax purposes the property is banded E.

Particulars

Particulars written and photographs taken November 2020.

Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.

3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.

4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.

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



Road Map



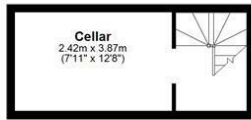
Hybrid Map



Terrain Map



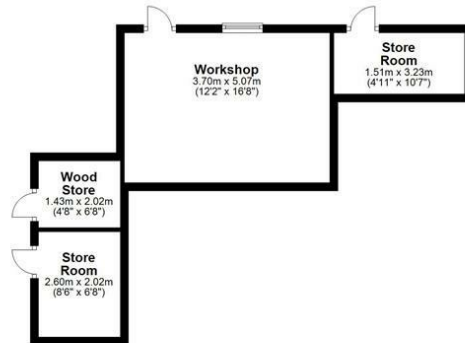
Floor Plan



Cellar



Ground Floor



Fairfield House Dalton



First Floor

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

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

