



country properties  
village properties  
town homes  
barn conversions  
building plots

East Layton  
Richmond, DL11 7PB

**Offers in the region of £700,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL



**A substantial traditional stone built barn conversion, which provides characterful living accommodation extending to an internal area of C 4000sq ft and standing in grounds extending to 1.41 hectares, (3.5 acres), and includes a large wildlife pond, (0.75 acres).**

**\*\*\*A UNIQUE COUNTRYSIDE RESIDENCE\*\*\*3.5 ACRE PLOT INCLUDING WILDLIFE POND, LARGE WORKSHOP AND STABLES\*\*\*C4000SQ FT HOUSE\*\*\*POTENTIAL FOR HOLIDAY LET/B+B\*\*\*BEAUTIFUL VIEWS\*\*\*L SHAPED STABLE BLOCK INCLUDING FOUR LOOSE BOXES, FEEDSTORE AND UNDERCOVER TACK UP AREA\*\*\*GARAGE/WORKSHOP 14.8m long x 5.7m wide\*\*\***

West Grange commands magnificent views across adjoining countryside and is set within its own grounds, which include a wildlife pond, grass paddock, mature woodland/pasture, outdoor ménage, lawned gardens, stable block and large garage/workshop. Internal viewing will reveal numerous features to include three exposed stone archways, which span the kitchen and sitting room, two of which provide views and access to the private South facing inner courtyard. The kitchen is fitted with a cream coloured range of Shaker style units with Rangemaster cooker. There are five double bedrooms and three bathrooms. A formal dining room, garden room and living room as well as two converted cellar vaults with arched windows to the front. There is also a useful utility area and WC.

West Grange is set in a delightful rural setting East of the North Yorkshire Village of East Layton and provides easy access to the nearby A1(M) and A66 as well as the East Coast Main line train station at Darlington.







- 3.5 Acre plot
- Large garage and workshop
- House of C4000sq ft
- Beautiful views
- Stables, menage and paddock
- Viewing essential

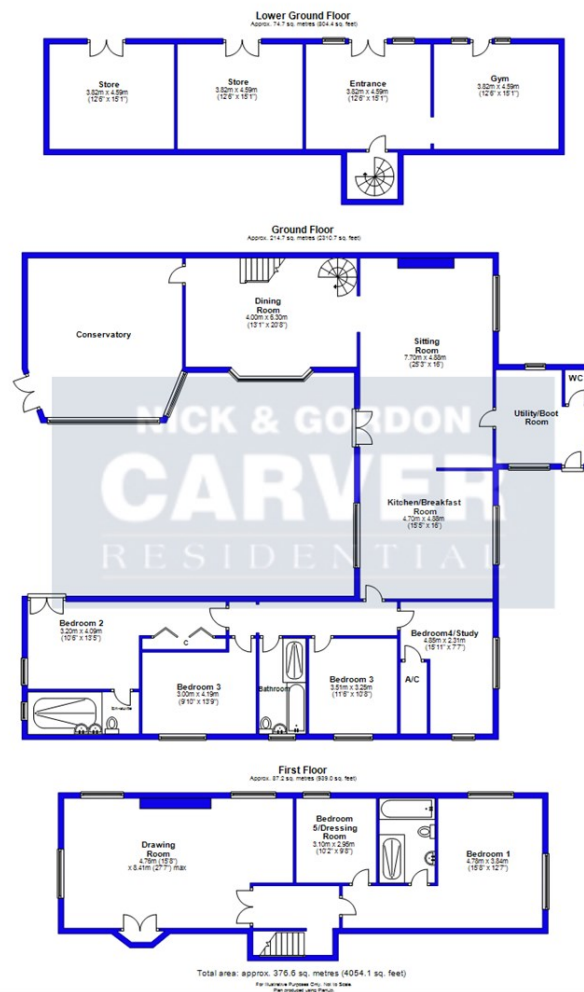
#### General Remarks

Tenure: Freehold

Services: Two septic tanks, one shared with a neighbour. Oil central heating. Mains water. Part Grade II listed to the North and West side.

Council Tax Band G





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	

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street  
Yarm, TS15 9AH  
Tel: 01642 420090  
[yarm@carvergroup.co.uk](mailto:yarm@carvergroup.co.uk)

14 Duke Street, Darlington  
County Durham, DL3 7AA  
Tel: 01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

26 Market Place, Richmond  
North Yorkshire, DL10 4QG  
Tel: 01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

43 Dalton Way, Newton Aycliffe  
County Durham, DL5 4DJ  
Tel: 01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire, DL7 8LW  
Tel: 01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)