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Church Garth

Great Smeaton, Northallerton, DL6 2HW

**Offers in the region of £695,000**

House - Detached  
5 Bedroom/s  
4 Bathroom/s



A beautifully presented and substantially extended five bedroomed detached family home with stunning rural views over the large gardens and adjoining countryside to the rear. The property is located in a cul de sac location within the village of Great Smeaton. The accommodation includes a lovely reception hall, cloaks room / wc, living room media wall and inset fire, dining room, family room / gym with vaulted ceiling and doors to the rear garden. Superb open plan kitchen / dining / living area with under floor heating and doors opening to the rear patio and garden. The kitchen area with island is fitted with integrated appliances. There is a rear hall with storage cupboards, access to the double garage, utility room and shower room / wc. To the first floor there is a large master suite with Juliet balcony, stunning views and a large en suite bathroom and walk in dressing room. The guest bedroom also has an en suite shower room, and there are three further bedrooms and a family bathroom. Externally there is a drive way providing off street parking and access to the double garage with remote door. The rear gardens are landscaped mainly with lawn, patio area's and access to the former paddock land which is now planted out with trees. The property double glazed and gas centrally heated. The village of Great Smeaton is well positioned for anyone requiring access to Northallerton, Darlington, Richmond and Yarm.







- Beautifully presented and substantially extended 4/5 bedroomed detached family home
- Master bedroom with large en suite bathroom and walk in dressing room
- Two further double bedrooms and first floor office / bedroom five
- Utility room and ground floor shower room / wc
- Large landscaped rear gardens, patio and former paddock land planted with a tree lined walk
- Outstanding open plan kitchen / dining / living room providing modern living space
- Guest bedroom with fitted wardrobes and en suite shower room
- Three separate reception rooms
- Driveway providing off street parking and access to the integral double garage
- Stunning views over adjoining countryside and towards the Cleveland Hills

#### GENERAL INFORMATION

Tenure: Freehold

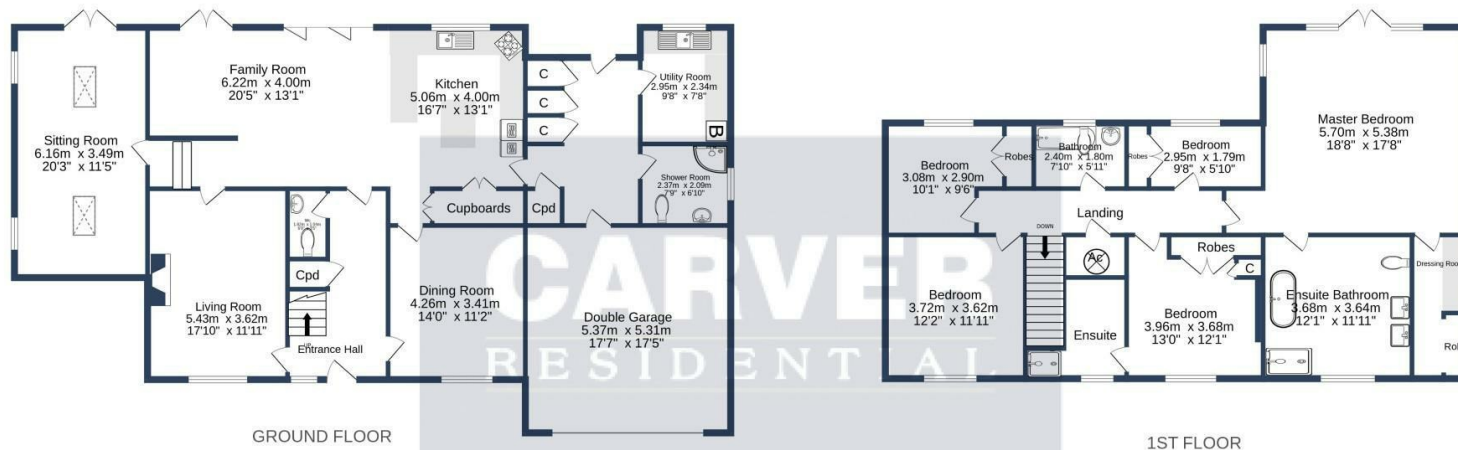
Services: LPG central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band G

Certificate of lawfulness (Proposed) for the construction over existing single storey rear extension at first floor, forming a dormer style roof line. Ref. 22/01595/CLP





CHURCH GARTH, GREAT SMEATON, DL6 2HW.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>	56	65
(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

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