

Wharton House, 5 Laneside Farm, Gilling West, Richmond, Yorkshire, DL10 5GZ
Price £450,000



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Wharton house is a substantial stone-built family property with lovely open views over the surrounding countryside, part of an exclusive courtyard development of former farm buildings and still retaining many of the original features.

Ground floor: A spacious lounge/dining room flooded with light from the dual aspect, full length picture windows to both the front and rear, oak flooring throughout, external door and feature stone archway to a cozy living area with wood burning stove and French doors to the central courtyard and enclosed patio area.

Beautifully updated Breakfasting kitchen with a comprehensive range of quality shaker style units with solid work surfaces, double Belfast sink unit, electric aga & conventional oven with ceramic hob, central island with seating, and a cozy snug area with recessed shelving and storage cupboard. Utility room with sink unit, work surface, plumbing points, ground floor w/c and wash basin. A stable door leads from the kitchen to a generous front garden with neat stone walled surrounds, hawthorn hedging, flagged terrace and external lamps.

First Floor: A galleried landing with feature window provides access to the family bathroom with part panelled walls, bath with plumbed shower and herringbone tiling to the walls, pedestal wash-hand basin and w/c. Bedroom 1 with dual aspect windows providing lovely views, vaulted ceiling with feature beam and luxurious en-suite wet room with travertine tiling large, plumbed rainfall shower, w/c and wash basin. Bedroom 2 with lovely open views, feature trussed ceiling, and gorgeous en-suite shower room with plumbed rainfall shower, sink and w/c. A further two good sized single rooms, one overlooking the central courtyard and the other overlooking fields.

Externally: The property has a good size front garden, small courtyard patio in the central courtyard, hardstanding and patio to the frontage and a separate plot directly opposite with large storage shed and parking for several cars.

Set in a beautiful rural location, yet just a short drive to the beautiful Market Town of Richmond, and within walking distance of the popular Village of Gilling West, which has a local pub, Village Hall with various classes and cinema evenings.

The Village feeds into the primary and secondary schools at Richmond, and there are also smaller village primary schools at Melsonby and Middleton Tyas (please make enquiries direct as to the catchment areas).

The Local Secondary Schools in Richmond are St Francis Xavier, and Richmond School and Sixth Form College. There is also Polam Hall, primary, secondary and sixth form at Darlington, that is now an independently run school, and a very well respected, private primary, secondary and Sixth Form School at Barnard Castle. The A66 and A1(M) provide easy access to Richmond, Darlington and the larger centres of the Northeast. The main Kings Cross/Edinburgh line is served by Darlington Station, and Durham Tees Valley Airport is a short distance to the east of Darlington Station. For the west side of the country, the A66 offers a link to the M6 motorway and gateway to the Lake District.

The owners pay an annual fee of approx. £500, which goes towards the maintenance of the Communal Treatment Plant (Klargester) and communal areas. Fast WiFi connectivity is available in the area which makes it ideal for working from home.



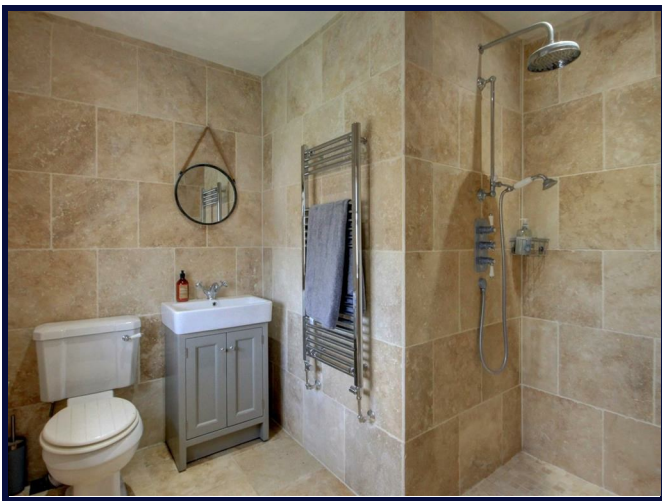




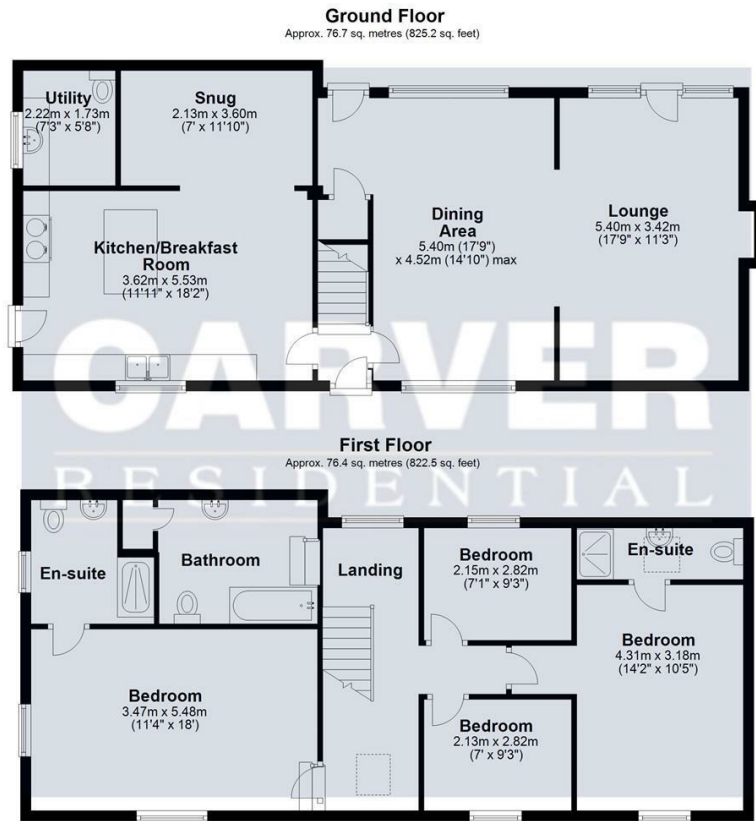
- Spacious Barn Conversion
 - Stone Built
 - Exposed Beams
- Four Bedrooms, Three Bathrooms
 - Parking For Several Cars
- Beautifully updated Kitchen & Bathrooms
 - Rural Outlook
 - Popular Village











Total area: approx. 153.1 sq. metres (1647.8 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd. Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 80 |
| (81-91) B | | |
| (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 (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 74 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

