



GSC GRAYS

PROPERTY • ESTATES • LAND



## Drumrauch Hall, Belbrough Lane

Hutton Rudby Yarm, North Yorkshire, TS15 0JA

Offers In The Region Of £200,000



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## Location

Stokesley 4 miles, Northallerton 12.7 miles, Yarm 6.3 miles, Middlesbrough 12.7 miles, Darlington 15.8 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

## Amenities

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, hairdresser and three inns, two serving food. In addition, there is a doctor's surgery, primary school and two churches. Leisure amenities include a gardening club, tennis, cricket, bowls and a village hall with badminton club. There are also bridle paths and walks over the countryside.

## Description

A substantial and commodious apartment in the characteristic Drumrauch Hall, Hutton Rudby. The apartment has fantastic high ceilings and large windows that flood the property with light. To the first elevation, there is a sizeable lounge, bedroom, utility and family bathroom. A small staircase leads down to a second elevation, where there is a spacious dining room, kitchen, utility and second bedroom. Externally, there is a garage adjacent to Crystal Cottage and a log store to the side of Drumrauch Hall.

## Entrance Hall

4'3" x 42'7" (1.30m x 13.0m)

With high ceilings, three stained glass effect skylights, two radiators, stairs leading down to the lower level and doors to the master bedroom, sitting room and bathroom.

## Lounge

20'2" x 15'6" (6.16m x 4.73m)

With open-plan fireplace with marble hearth, large storage cupboard, radiator and large sash window to the front.

## Master Bedroom

20'2" x 12'9" (6.15m x 3.89m)

With open fireplace, radiator and large sash window to the front.

## Bathroom

9'10" x 8'2" (3.0m x 2.50m)

Tiled, with bath tub, low-level w.c, wash hand basin, step-in shower cubicle, radiator and large sash window to the side.

## Second Elevation Hallway

14'1" x 2'7" (4.30m x 0.80m)

Steps from the main floor lead down to a further hallway, with doors to the second bedroom, utility, dining room and kitchen.

## Bedroom Two

14'9" x 12'9" (4.50m x 3.91m)

With radiator and sash window to the side.

## Dining Room

15'1" x 12'9" (4.62m x 3.91m)

With open fireplace, radiator and sash window to the front.

## Kitchen

12'11" x 11'6" (3.94m x 3.51m)

With a range of floor and wall mounted units, electric oven, gas hob, stainless steel sink and draining unit, space for a dining table, radiator, boiler, heating controls and sash window to the side.

## Utility

5'2" x 5'1" (1.60m x 1.55m)

With fridge freezer, space for washing machine and sash window to the front.

## Externally

Externally, there is a garage which sits adjacent to Crystal Cottage, a log store, allocated parking and visitor's parking. Well-maintained communal gardens surround the Hall.

## Tenure

The property is believed to be offered leasehold with vacant possession on completion.

## Local Authority

Hambleton District Council. Telephone: 01609 779 977.

## Particulars and Photographs

Particulars prepared August 2020.

Photographs taken August 2020.

## Disclaimer Notice:

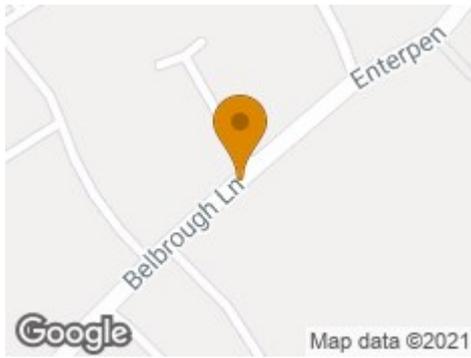
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



## Road Map



## Hybrid Map



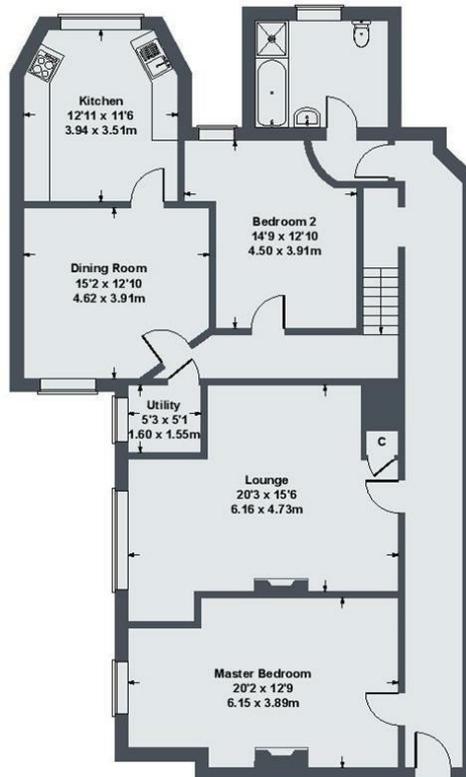
## Terrain Map



## Floor Plan

### Drumrauch Hall, Hutton Rudby

Approximate Gross Internal Area  
1482 sq ft - 138 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd, 2020

## Viewing

Please contact our Stokesley Office on 01642 710742 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

