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PROPERTY • ESTATES • LAND



## West View,

Hutton Magna, Richmond, North Yorkshire, DL11 7HQ

Guide Price £495,000



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## Situation and Amenities

Barnard Castle 8 miles, Richmond 10 miles, Darlington 13 miles, Durham 35 miles, Newcastle 49 miles, Harrogate 44 miles, A1 (M) 8 miles, Durham Tees Valley Airport 22 miles. Located in the village of Hutton Magna, there is a Church and Village Hall. The property enjoys good transport links with the A66 and A1 (M) easily accessible. Main line train stations can be found at Darlington and Durham, with international airports at Durham Tees Valley, Newcastle and Leeds Bradford. The local market towns of Richmond and Barnard Castle are within close proximity and offer a good range of amenities including independent and national shops and eateries, as well as primary and secondary schools and various sports clubs. Teesdale and the Yorkshire Dales National Park are in close proximity providing a picturesque landscape for outdoor activities.

## Description

An attractive, stone built property situated in an elevated position, set back from the road in the popular village of Hutton Magna. This detached home offers generously sized living accommodation with a spacious dining kitchen, living room, snug, walk in pantry/ study, as well as a utility and WC. To the first floor, there are three double bedrooms and a house bathroom, all of which benefit from lovely countryside views. Externally, there are various garden areas to the front, side and rear offering well stocked flower beds, patio areas, lawns and a Rhino greenhouse. The rear garden also benefits from a summer house to enjoy the superb open countryside views and a detached stone built building, offering a variety of options including an annex or opportunity to run a business from home, subject to consents.

## Accommodation

A front door leads into the entrance hallway.

## Entrance Hallway

Partially glazed double doors lead into the sitting room, and a partially glazed door leads into the dining kitchen. Window to the side with a stone slate window ledge. Stairs to first floor. Stone slate flooring, exposed beams. Radiator.

## Living Room

A log burning stove, with stone slate hearth and exposed timber lintel. Two windows overlooking the front gardens, exposed beams and door leading into the snug and double doors lead into the hallway. Radiator.

## Snug/ Dining Room

Partially glazed patio doors leading out to the rear garden, step-up and door leading into the kitchen with an understairs storage area. Radiator.

## Dining Kitchen

A spacious room with vaulted ceiling in the dining area, exposed beams

and two Velux windows. There are a good range of wall and base units with sage green frontage, wood effect work surfaces and a movable island unit to the kitchen area with a four ring induction hob with stainless steel extractor hood above, timber effect splashbacks, exposed beam lintel and exposed stone. Stainless steel one and a half sink unit with mixer tap and drainer. Integrated appliances including a dishwasher, Hotpoint double oven and fridge. Space for a substantial dining table, a window overlooking the front, doors leading to the snug, hallway, utility and a walk-in pantry/storage room. Stone slate flooring.

## Walk-in Pantry/ Study

A dual aspect with windows to the side and front. Stone slate flooring. Radiator. Loft access. Currently used as a walk in pantry, this room could also be used as a study or alternative reception room if required.

## Utility Room

Base units with white frontage and granite effect work surfaces. Stainless steel sink unit with taps and drainer. Space for a washing machine, a cupboard housing the combi boiler. Window overlooking the rear. Door leading to the rear garden and a door leading to the ground floor WC. Stone slate flooring. Radiator.

## Ground Floor WC

Fitted with a low level WC and pedestal wash hand basin. Frosted glazed window to the rear, stone slate flooring. Radiator.

## First Floor Landing

The first floor landing has doors which lead into the three bedrooms, house bathroom and some eaves storage. Exposed beams, Velux window and loft access.

## Bedroom One

A double bedroom with a window overlooking the rear garden and countryside views beyond. Radiator.

## Bedroom Two

A double bedroom with countryside views to the front. Radiator.

## Bathroom

Fitted in a white suite comprising a panel bath with hand held shower head attachment, corner step-in shower, pedestal wash hand basin and low level WC. Heated towel rail, tiled walls and window overlooking the rear garden with countryside views beyond.

## Bedroom Three

A double bedroom with a window to the front. Radiator.

## Externally

The property is approached by a block paved driveway which is set on an

incline leading to off road parking for several vehicles with additional gravelled parking also available, at road level, suitable for two cars. To the front of the property there are two raised lawn areas and a substantial well stocked flower bed, housing a variety of plants and shrubs. There is access to the rear garden on either side of the property with block paved and gravel pathways. To the Eastern side there is also an area housing a greenhouse, timber garden shed, log store and a patio with stone walled boundaries. To the rear of the property there is a lower block paved patio with an exposed wall and steps leading up to a raised, additional patio with a summerhouse, raised flowerbeds and enjoys superb views over open fields. There is also a detached stone built building and an additional log store to the rear.

#### Detached Annex/Home Office

A detached stone building with patio doors, separated into two rooms. The first room has a dual aspect with two windows either side, electric heater, exposed beams, tiled flooring and partially glazed, double doors leading into the second room with two Velux windows and window to the side. There is a solid wood work surface with Belfast sink, mixer tap, water heater and storage below. Tiled flooring. This substantial stone building could be suitable for a range of uses including a self contained annex, home office, business premises or additional reception room, subject to necessary consents.

#### Tenure

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

#### Services and Other Information

The property is heated by oil fired central heating. Mains electric, water and drainage connected.

#### N.B Agents Note

A neighbouring property owns an outbuilding which is accessed via West View's garden and is situated to the Eastern side of the property. We understand they have a pedestrian right of access across West Views boundary to the outbuilding only. There is a timber gate which provides access from School House garden.

#### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.  
The property is banded E

#### Particulars & Photographs

The particulars were written and the photographs taken in August 2021.

#### 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



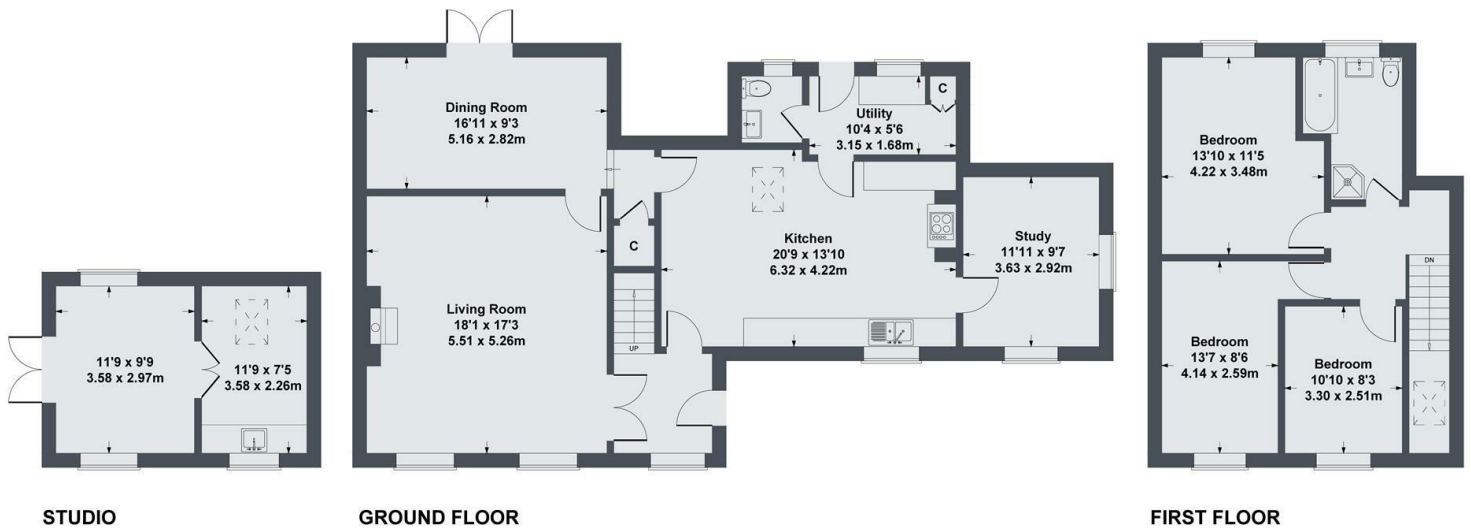
## Terrain Map



## Floor Plan

### West View, Hutton Magna

Approximate Gross Internal Area  
1805 sq ft - 168 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. 2021

## 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

