



# THE GRANGE

Kirkby Lane, Kirkby-in-Cleveland, North Yorkshire







## THE GRANGE

KIRKBY LANE, KIRKBY-IN-CLEVELAND, NORTH YORKSHIRE, TS9 7AG

Stokesley 2 miles, Darlington 12 miles, Teesside Airport 15 miles

AN OUTSTANDING MANOR HOUSE IN BEAUTIFUL GARDENS AND GROUNDS IN A PRIME POSITION ON THE EDGE OF A SOUGHT AFTER VILLAGE FACING SOUTH TOWARDS THE CLEVELAND HILLS

### Accommodation

Reception hall • drawing room • sitting room • dining room  
kitchen/breakfast room • playroom room/snug • laundry

Six bedrooms, three bathrooms (two ensuite) and study

Indoor heated swimming pool, sauna, gym, hot tub,  
shower rooms and outside terrace

### Externally

An attractive range of traditional outbuildings including  
stables, garden stores and extensive garaging.

Beautiful gardens and grounds • tennis court  
3 acre grass paddock • separate 9 acre field

In all about 15.61 acres (6.32 ha).



GSC Grays Prime Residential  
5-6 Bailey Court, Colburn Business Park, Richmond, DL9 4QL  
Tel: 01833 637000  
[www.gscgrays.co.uk](http://www.gscgrays.co.uk)  
[jar@gscgrays.co.uk](mailto:jar@gscgrays.co.uk)





### Situation and Amenities

The Grange lies on the north side of the popular village of Kirkby-in-Cleveland in the Hambleton District of North Yorkshire with a lovely view of the surrounding countryside, close to the Cleveland Hills and at the gateway to the North York Moors.

Despite its peaceful rural setting, The Grange is only about 1 mile from the A172 Stokesley to Northallerton road and is in easy commuting distance of Darlington, Middlesbrough, Northallerton and York.

Kirkby-in-Cleveland village has an excellent pub, The Black Swan Inn, a church and primary school. There are a full range of shops and services in the market town of Stokesley which is only 2 miles to the north. This is a particularly pretty town through which flows the River Leven before it joins the River Tees at Yarm (15 miles). The High Street is lined with shops and a variety of eateries and has well thought of Primary and Secondary Academies. The town also has a leisure centre with swimming pool, health centre, police and fire station. There is a weekly market every Friday and a monthly Farmers' Market on the first Saturday of every month.

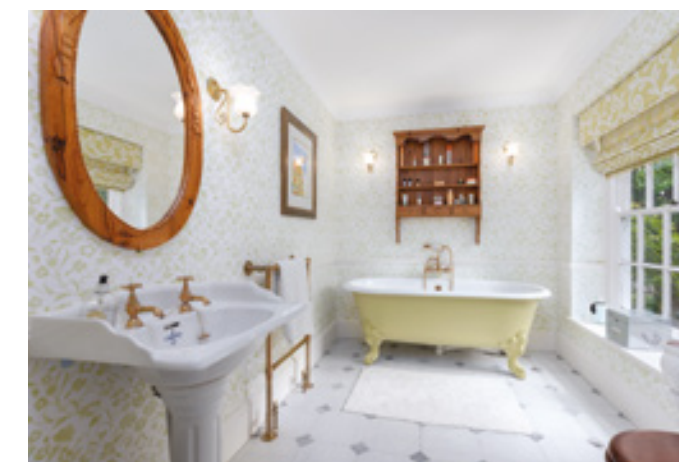
Darlington, Guisborough and Middlesbrough all have large retail parks and supermarkets. The nearest independent day school is Yarm School for boys and girls aged 3 to 18.

There is a main East Coast rail station at Northallerton (18 miles) and Darlington (15 miles) with regular connections to London (about 2hr 20 mins) and Newcastle (about 1 hour). Teesside Airport is about 15 miles away with a regular service to London and various continental destinations.

Being on the edge of the North York Moors there are many opportunities for walking, cycling, riding schools and hacking out and the coastal resort of Whitby is only about 34 miles east. Stokesley has a golf range with a par 3 nine hole course and Middlesbrough Golf Club is only 7 miles away.







## The Grange

The Grange is a charming, 19th century country house set in mature gardens and grounds just beyond the village boundary. It is an attractive two storey property faced with finely coursed sandstone beneath a pitched and slate clad roof. The symmetrical style provides beautifully proportioned rooms, wide hall and landing areas and large window and door openings letting in plenty of light.

The house was fully refurbished around 2000 with high quality bathroom fixtures and fittings, a Smallbone kitchen around a traditional 4 oven Aga, and a stone flagged floor reclaimed from an old monastery in France (with under floor heating). There are marble floor tiles in the hall and French windows in all the main reception rooms leading on to the garden terrace and gardens beyond. Many of the original features of the house remain however, with intricate ceiling cornice work, marble fireplaces and a lovely, curved hanging staircase.

The accommodation flows beautifully from the entrance hall with a lovely bright sitting room leading through to a more formal drawing room. Glazed doors open into the large dining room with the kitchen lying just beyond with a spacious larder and access to the back terrace. There is a rear hallway with laundry room and a playroom/snug with a WC off. The house is tastefully decorated and beautifully presented.

The sweeping staircase leads to the bright first floor landing. The main bedroom suite has a full range of fitted wardrobes and a well-appointed bathroom. There is a secondary bedroom suite, four further large bedrooms and a family bathroom. A first floor study provides useful additional space but could also be used to create an additional bathroom, as required and with the appropriate planning consent.

## Outbuildings

Outside there is a range of traditional stone barns which includes garden stores, potting sheds, generator shed, workshops and stables. The main barn has been converted to provide extensive garaging with up to nine individual garages.



### Leisure building

Opposite the barns is a superb leisure complex with a gym, luxuriously sized swimming pool (36' x 24'6") mosaic tiled and illuminated, large circular jacuzzi, sauna and shower room, plant room with heating boiler and automatic ozone cleaning system and changing room with large shower area and cloakroom. Large, glazed doors at the west side open out on to a sheltered terrace with a central fountain and barbeque area.

Adjoining is a small range of traditional buildings with traditional stables, stores and feed room.

### Gardens and Grounds

The house is approached through an impressive stone pillared entrance with timber gates over a tarmac drive to the rear of the house and the garaging area.

The gardens and grounds at The Grange provide it with complete privacy and a lovely peaceful setting. To the north of the drive is a large agricultural field which is let to the local farmer on a long term basis. To the south is informal lawn, studded with magnificent mature specimen trees and beyond which is an all-weather tennis court.

The main garden is a south facing lawn shaded by more elegant specimen trees including beech, yew, oak, horse chestnut and pines with a raised stone terrace alongside the house and a traditional haha wall on to the parkland pasture. Beyond is a partially walled garden with espaliered fruit trees, deep borders, rose beds and dividing hedges. There is also a kitchen garden area with a greenhouse with further paved terraces and an ornamental garden with stone paving, fountain as well as an orchard.





## The land

The land surrounds the house and gardens providing it with privacy and protection. To the south, and with separate road access, is a parkland field of grazing. Another smaller grass park is ideal for ponies and both are sheltered by a strip of mature woodland along the western boundary.

To the north is an arable field of about 9 acres which is let on a long term agricultural tenancy to a neighbouring farmer.

## Services

Mains electricity, private drainage, mains water. Oil fired central heating.

The swimming pool has a separate oil fired boiler. Fibre optic broadband.

## Rights of way, easements and wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

## Tenure

The house, garden and pastureland will be available with vacant possession. The arable field to the north is let on an Agricultural Holdings Act 1986 tenancy agreement. Further details are available.

## General Information

### Local Authority

Hambleton District Council.  
Tel: 01609 779977

### Council Tax

Band H.

### Listed Buildings

There are no Listed buildings on the property.

## EPC

Rating of (to follow)

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some item may be available by separate negotiation.

### Directions (TS9 7AG)

From Kirkby-in-Cleveland village head north towards Stokesley on Kirkby Lane and the entrance gates are on the left about 200 yards after leaving the village.

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### Viewing

Strictly by appointment through the Selling Agents GSC Grays  
Tel: 01748 897627

### Solicitors

Chris Todd  
Knights PLC  
Tel: 01642 636 514



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



## The Grange Kirkby in Cleveland

Total area: approx. 906.3 sq. metres (9755.6 sq. feet)

First Floor

Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by ViewSavvy Ltd

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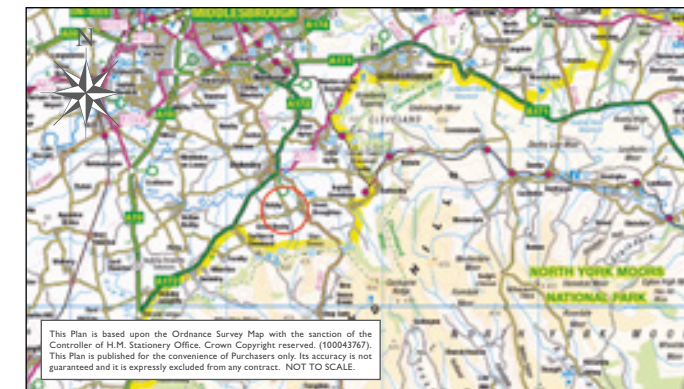
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Particulars written: Spring 2022  
Photographs taken: Spring 2022



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