



PLANTATION HOUSE  
East Cowton



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# PLANTATION HOUSE

East Cowton, North Yorkshire, DL7 0JY

A traditional farmhouse consciously improved whilst retaining character features and occupying a generous plot with views over open countryside. For the equestrian/small holding minded additional grazing land and a large agricultural building are also available by separate negotiation. No onward chain.

## ACCOMMODATION

This delightful family home offers unusually large and well proportioned rooms providing space which needs to be viewed to be fully appreciated. On the ground floor are two large welcoming reception rooms and a modern dining kitchen. Two additional floors give access to five good sized double bedrooms, two with en-suite and a house bathroom. There is an abundance of character features throughout including exposed beams, high ceilings, latch doors and multi-fuel stoves.

There are attractive gardens to three sides, with well maintained flower bed and lawns, including a range of fruit trees and various soft fruits. The additional grazing land is located within a ring fence adjacent the house.

Whilst enjoying open countryside views the property is by no means isolated. Being centrally located between Northallerton, Richmond, Darlington and Yarm there are fantastic access links to the A.1(M), A.66 and A.19. Mainline stations at Darlington and Northallerton are 15 minutes drive away and the Durham Tees Valley Airport is easily accessible as are the beautiful Yorkshire Dales and North York Moors.



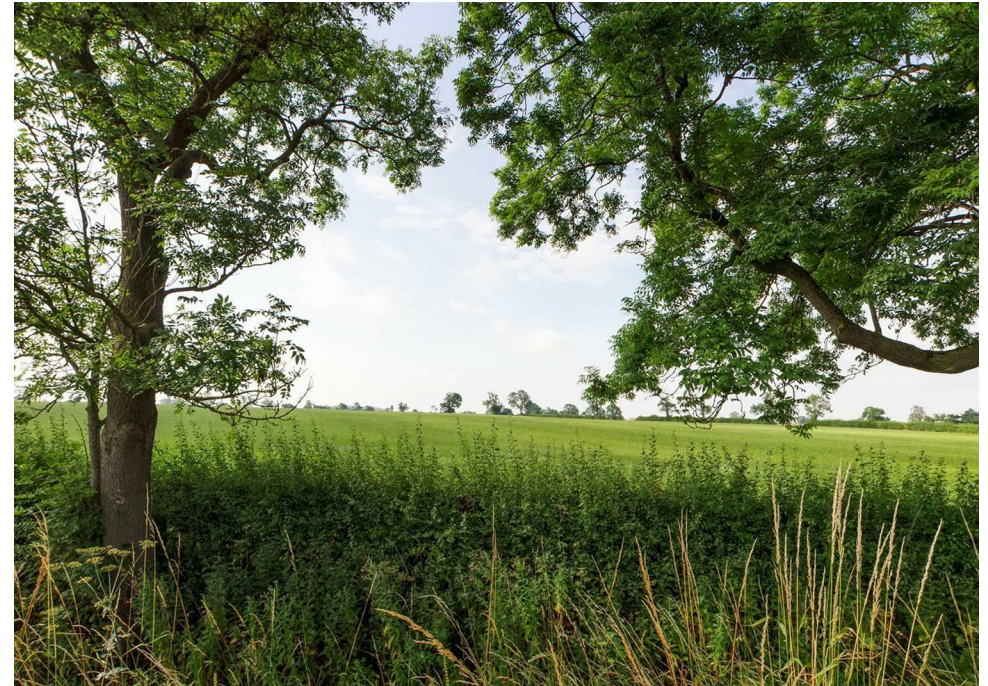
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## Situation and Amenities

This is the ideal location for those wanting a rural position with access to the facilities of population centres. Nearby villages include the Cowtons, Great Smeaton, Croft and Hurworth. These offer access to successful primary schools, popular village pubs, village halls, post offices, excellent GP surgery and dental facilities.

Being equidistant from Northallerton, Richmond, Darlington and Yarm there is plenty of choice for highly regarded secondary schools in both the public and private sectors. These towns also offer access to a wide range of supermarkets, national and independent shops, restaurants, swimming pools, sports facilities, theatres and cinemas.

All in all the perfect blend of country living, excellent local services and facilities plus regional and national transport access.





### Accommodation Comprises: Ground Floor

The front door leads into a substantial entrance hallway with a doors leading to the living accommodation, dining kitchen and stairs. The dining kitchen has contemporary fitted units with wood effect frontage and granite effect work surfaces, one and a half sink with mixer tap and drainer, a Range style cooker with an extractor hood above, integrated appliances including a dishwasher and fridge. There is also a dual aspect overlooking the gardens. A door leads into the ground floor WC and utility area with plumbing for a washing machine and tumble dryer.

The spacious L shaped living room provides dining and cosy seating areas, exposed beams, a multi-fuel stove, with marble hearth and attractive stone surround. There is a dual aspect with views over open countryside and the rear garden.

The sitting room overlooks the front garden and open countryside. This lovely room is completed by exposed beams and a multifuel stove with a slate hearth and wooden surround.



## First Floor

The three first floor bedrooms and house bathroom lead off from the first floor landing. The principal bedroom is a spacious double with views over open countryside. The generous range of built in wardrobes contains a discrete door leading in to the en-suite shower room with a step-in shower, wall mounted wash hand basin and low level WC.

The second bedroom enjoys views over open fields and also has a further range of built in wardrobes. The third bedroom, also a double, has a window overlooking the main garden with its mature trees. The substantial house bathroom has a corner bath, step-in shower, WC, vanity wash hand basin and bidet, as well as an airing cupboard and a frosted glazed window to the rear.

## Second Floor

Traditional latch doors lead from the landing into the fourth and fifth bedrooms. The spacious fourth bedroom has two Velux windows, eaves storage and a recently refurbished en-suite bathroom with a p-shaped bath, WC, pedestal wash hand basin, a Velux window to the rear, extractor fan and heated towel rail. There is also loft access and eaves storage.

The fifth bedroom is also a substantial double which overlooks the main garden and also provides eaves storage and loft access.

## Externally

The property is approached by a gravelled driveway and double timber gates with off-road parking for several vehicles. To the front of the property there is a walled garden, housing well stocked flower beds and borders. The main garden is situated to the side, mainly laid to lawn with an orchard offering a variety of fruit trees, hedged and fenced boundaries. Adjacent to the kitchen there is a further lawned area with borders. There is a store shed (4.02m x 1.8m) which is attached to the property containing central heating boiler, electric light and several power sockets.

## Additional Land and Building

There is the opportunity to purchase around 2 acres of land contained in two ring fenced paddocks which are adjacent to the rear of the property together with a substantial outbuilding/workshop (10.4m x 8.6m). The outbuilding has the potential to be utilised as a workshop, garage or livestock building. The land and outbuilding /workshop are available to purchase by separate negotiation.

## Tenure

The property is freehold with vacant possession on completion.

## Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E

## Services and Other Information

The property is served by oil fired central heating, mains electric and water and private drainage.

## Particulars & Photographs

The particulars were written and the photographs taken in July 2022.

# Plantation House, East Cowton

Approximate Gross Internal Area  
2325 sq ft - 216 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. 2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(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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