



THE WARRENS  
Yafforth, Northallerton



GSC GRAYS  
PROPERTY • ESTATES • LAND

# THE WARRENS

YAFFORTH, NORTHALLERTON, DL7 0LT

A PRIVATE AND SUBSTANTIAL FAMILY HOME, SITUATED IN THE CENTRE OF STUNNING LANDSCAPED GARDENS, EXTENDING TO APPROXIMATELY 1.45 ACRES WITH FAR REACHING COUNTRYSIDE VIEWS

## Accommodation

Entrance Hall • Dining Kitchen • Sitting Room • Living Room  
Office • Dining Room • Ground Floor Shower Room • Utility  
Principal Bedroom with En-suite • Four Further Bedrooms • House Shower Room

## Externally

Extensive 1.45 Acres of Gardens • Patio • Ample Parking • Two Tandem Garages  
Vegetable Patch • Quality Built Kennels



**GSC GRAYS**

PROPERTY • ESTATES • LAND

15 High Street, Leyburn, North Yorkshire, DL8 5AQ

Tel: 01969 600120

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[leyburn@gscgrays.co.uk](mailto:leyburn@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Barnard Castle  
Tel: 01833 637000

Boroughbridge  
Tel: 01423 590500

Chester-le-Street  
Tel: 0191 303 9540

Colburn  
Tel: 01748 897610

Hamsterley  
Tel: 01388 487000

Lambton Estate  
Tel: 0191 385 2435

Stokesley  
Tel: 01642 710742



### Situation and Amenities

Yafforth ½ mile, Danby Wiske 2 mile, Northallerton 3 miles, A1 Motorway Interchange at Leeming Bar Junction (51) 7 miles, Bedale 9 miles, Darlington 17 miles.

The Warrens is located between the villages of Yafforth and Danby Wiske, facing predominantly south-west. Although peaceful and private The Warrens is only about 3 miles from the popular market town of Northallerton, where there are many excellent facilities including; local and artisan shops, a bi-weekly outdoor market on a Wednesday & Saturday, filling stations, several national supermarkets, two doctors surgeries, hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

There are also various independent schools within striking distance including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

The property has easy access from the A1 at Leeming Bar (7 miles). The nearest train station is at Northallerton (2.5 miles) with a regular service on the east coast main line to York, London, Newcastle or Edinburgh. Leeds Bradford is the nearest international airport but there are an increasing number of services now being offered from Durham Teesside airport only 23 miles away. Leeds Bradford and Newcastle Airports are both within about an hour's travelling distance.

### Ground Floor Accommodation

An entrance porch and hallway provide access to the living accommodation and an oak staircase leads to the first floor. There is a small cupboard under the stairs. The main reception rooms have superb views over the front lawn and countryside beyond, including a generous living room with an inset multi fuel stove, granite hearth and stone effect surround, feature alcoves and a door leading out to the south west patio. The dining room has matching timber flooring to the living room and the sitting room has a bay window and feature fireplace.



There is also a substantial home office, which could be utilised as an additional reception room and has views over the rear garden and a spacious dining kitchen with a range of fitted units with wood effect frontage, granite surfaces, integrated appliances, a pantry and sliding doors leading to the patio. In addition, there is a useful utility which could be utilised as a sunroom and a boot room area, a neutrally decorated wet room.

#### First Floor Accommodation

There is a galleried landing, with oak doors leading to the five bedrooms and house shower room. The principal bedroom has a super countryside view, oak fitted wardrobes, an additional storage cupboard and en-suite bathroom with separate shower and bath. There are two double bedrooms overlooking the gardens and two spacious single bedrooms. The house shower room has a step-in shower, WC and basin.

#### Externally

The property is approached by a private tree lined drive, leading to a substantial parking area and garages. The garden is the main focal point of this stunning property, with substantial gardens extending to approximately 1.45 acres. There are several immaculate lawns, facing east and southwest, with several mature trees throughout the grounds.





There is a vast array of well-established and landscaped flower beds and borders with a variety of mature plants. A sunken stone paved seating area with a feature pond, sits adjacent to the kitchen, perfect for alfresco dining and entertaining.

There is a potting area with greenhouse and a discreetly screened vegetable plot, with a timber storage shed. There are also two well-built dog kennels within the garden, with light and power connected. The gardens enjoy stunning views over the open countryside, with mature hedged and fenced boundaries.

#### **Garage**

There are two tandem garages with roller doors, light and power connected.

#### **Services and Other Information**

The property is served by oil fired central heating, mains electric and water connected. Private septic tank drainage. The property also benefits from solar panels.

#### **Tenure**

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

#### **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.

#### **Local Authority and Council Tax Band**

Richmondshire District Council. Tel 01748 829100.

The property is banded F.

#### **Viewings**

By arrangement with the agents GSC Grays 01969 600120.



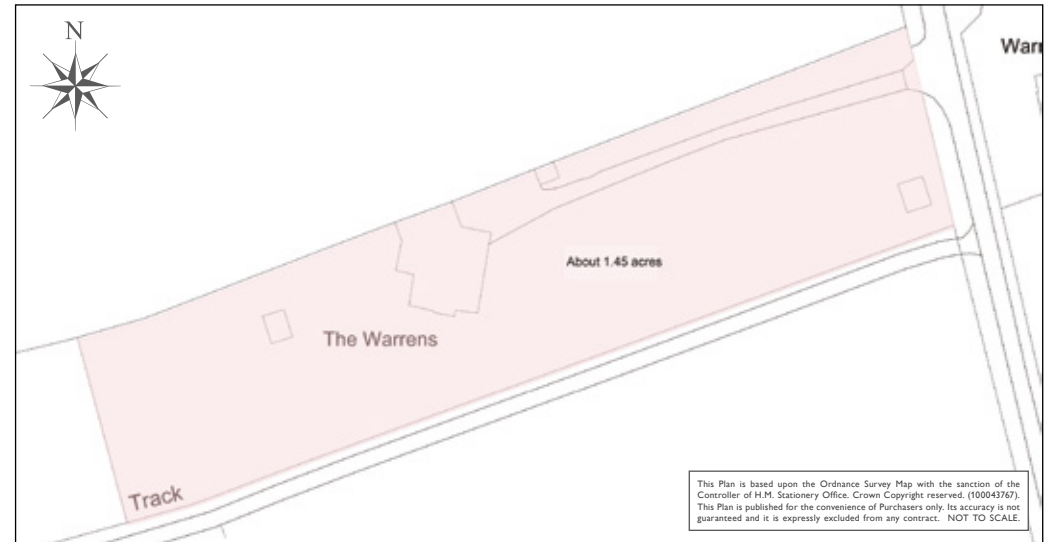
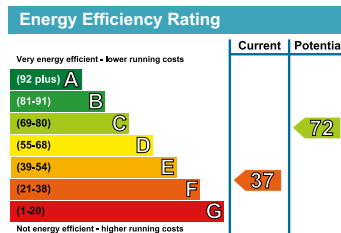
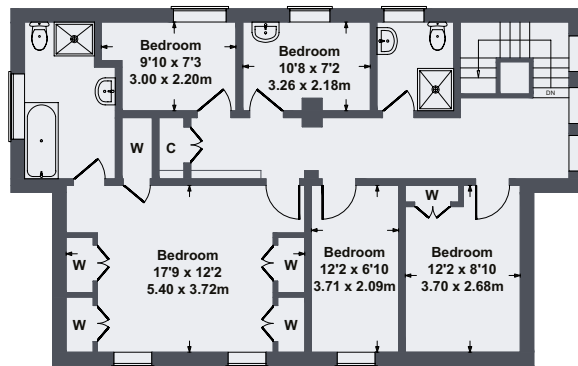
# The Warrens, Yafforth

Approximate gross internal area  
House 283 sq m - 3046 sq ft

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. 2023



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2023

Photographs taken: June 2023