

40 LANGBAURGH ROAD

Hutton Rudby TS15 0HL





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A SUBSTANTIAL, DETACHED FAMILY HOME WITH SOUTH-FACING GARDENS, SITUATED IN ONE OF HUTTON RUDBY'S PREMIER LOCATIONS. THERE IS A VARIETY OF LIVING SPACE FOR THE WHOLE FAMILY TO ENJOY, INCLUDING FOUR LARGE RECEPTION ROOMS TO THE GROUND FLOOR, A FAMILY KITCHEN/BREAKFAST ROOM AS WELL AS FIVE BEDROOMS, A STUDY AND THREE BATHROOMS

## Accommodation

Entrance Hall • Living Room • Garden Room • Kitchen Breakfast Room  
Sitting Room • Dining Room • Utility Room • Ground Floor Cloakroom / W.C.  
Master Bedroom with En Suite and Dressing Room • Guest Room with En Suite  
Three Further Bedrooms • Fully-Fitted Study on First Floor • Family Bathroom

## Externally

South-Facing Rear Gardens • Choice of Outdoor Seating Areas  
Detached Double Garage with Courtesy Door  
Large, Block-Paved Driveway for Multiple Vehicles with Turning Bay



**GSC GRAYS**

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire TS9 5DQ

Tel: 01642 710742

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

[stokesley@gscgrays.co.uk](mailto:stokesley@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

Leyburn  
Tel: 01969 600120





### Situation and Amenities

With a wide tree-lined green, this picturesque North Yorkshire village offers a Spar shop with post office and petrol station, a 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.

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.

### 40 Langbaugh Road

This exceptional family home is ideally positioned, tucked away in one of Hutton Rudby's most exclusive locations. The substantial accommodation is perfectly laid out for modern family living and includes multiple reception rooms offering privacy and space along with more relaxed areas in which to sit and enjoy time with friends and family. Externally, there is a good-sized, south-facing garden and a double garage with additional parking for multiple vehicles.

### Accommodation

A pathway leads up to the main entrance porch, which offers cover from the elements and opens into the spacious hall. From here, there is access to the large living room with central fireplace, bay window and door through to the garden room, which has plenty of space for furniture, French doors leading out to the rear and windows to both sides, letting in plenty of sunshine.

The kitchen / breakfast room can be accessed from either the garden room or the entrance hall and is fitted with appliances to suit modern family living. The adjacent utility room at the rear of the home is perfect for keeping the essentials neatly out of the way, while the ground floor w.c is ideally positioned for popping back in from the garden.





The family dining room, large enough for a substantial table, is located to the right-hand side of the entrance hall and enjoys a bay window to the front, with double doors opening into the large, square sitting room. This feels less formal than the living room and provides an ideal space for family occasions.

On the first floor, the master bedroom suite is a luxurious sanctuary with space for furniture and includes a modern en suite shower room and a full-size, walk-in dressing room. The guest suite features a range of fitted bedroom furniture and also benefits from an en suite shower room. Three further bedrooms on the first floor are serviced by the large family bath and shower room while the fully fitted study, formerly the sixth bedroom, offers the ideal space for those working from home.

#### Externally

The front gardens are neatly laid out with areas of lawn and gravelling. From either side of the property, there is access to the well-stocked rear garden, which has borders and a choice of outdoor seating areas to enjoy, depending on the time of day.

#### Garage and Parking

The property is nicely tucked away and approached from Langbaugh road via an extensive, block-paved driveway with multiple parking options and a turning area. The double garage features a single, double-width electric door.

#### Tenure

The property is freehold and will be offered with vacant possession on completion.

#### Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone 01642 710742

#### Local Authority

Hambleton District Council. Council tax band G.

#### Services

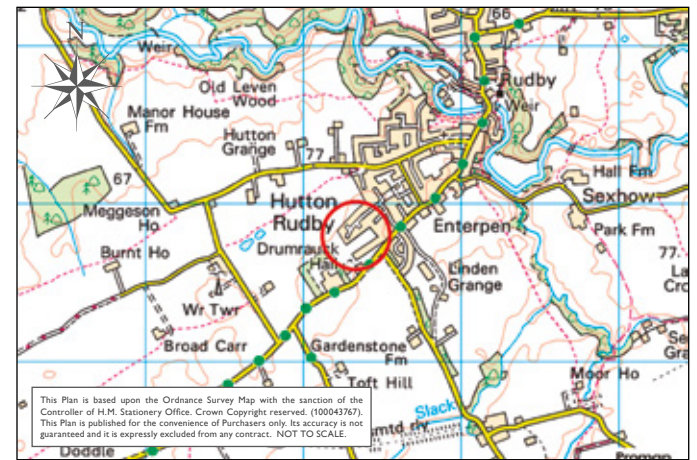
Mains electricity, water and drainage.

#### Wayleaves and Covenants

40 Langbaugh Road is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



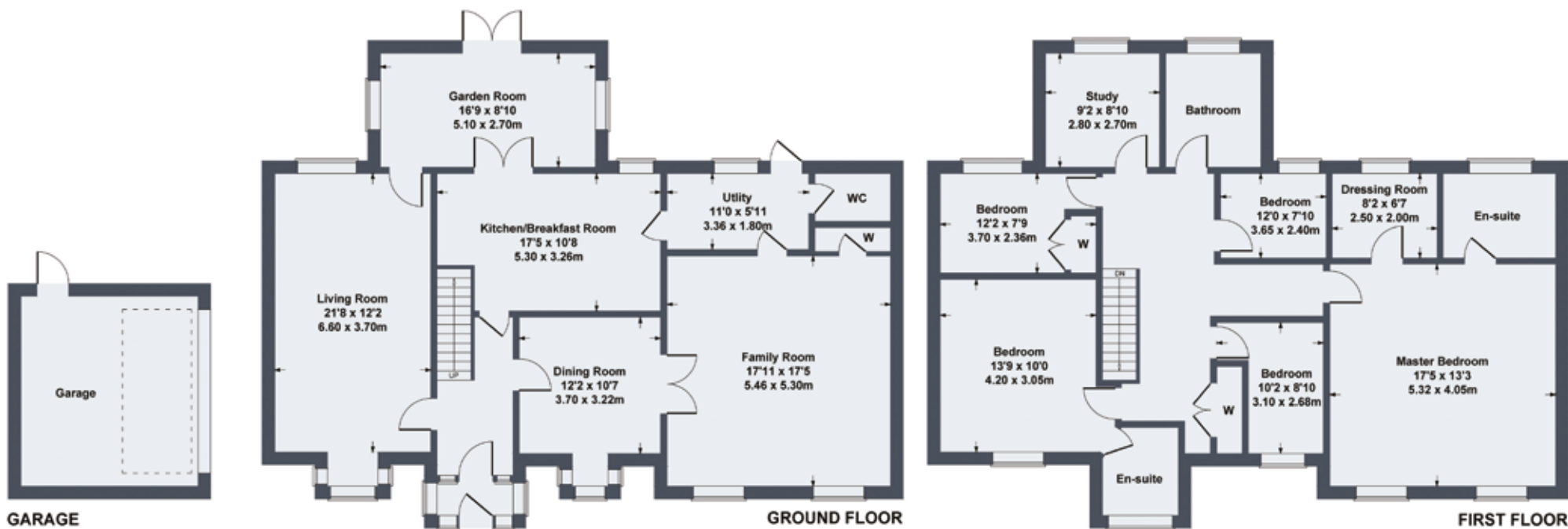






# 40 Langbaurh Road, Hutton Rudby

Approximate Gross Internal Area  
2562 sq ft - 238 sq m  
(Excluding Garage)

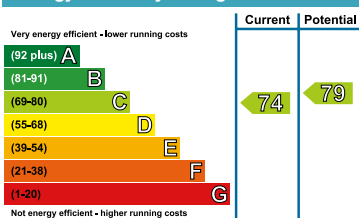


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

## Energy Efficiency Rating



### DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2023

Photographs taken: February 2023