



GILLING HOUSE

Hartforth Lane, Gilling West, Richmond



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HARTFORTH LANE, GILLING WEST, RICHMOND, DL10 5JP

THIS HANDSOME, STONE BUILT, DETACHED PROPERTY IS SITUATED ON THE EDGE OF A HIGHLY-REGARDED VILLAGE, WITH FANTASTIC COMMUTING LINKS AND ENJOYS STUNNING AND FAR-REACHING COUNTRYSIDE VIEWS

Accommodation

Entrance Hall • Dining Room • Drawing Room • Garden Room • Kitchen
Utility • Ground Floor W.C. • Principal Bedroom with En Suite
Three / Four Further Bedrooms, One with En Suite • Family Bathroom

Externally

Double Integral Garage • Courtyard Garden
Enclosed Lawned Gardens • Ample Private Parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500

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Situation and Amenities

Gilling House is situated on the edge of the desirable and idyllic village of Gilling West, just outside of the historic market town of Richmond, North Yorkshire. The village is home to two Public Houses and florist. The property is also situated on two regular bus services.

The nearby historic market towns of Richmond and Barnard Castle offers a good range of amenities, including national and local retailers, leisure centre, two secondary schools and several primary schools and private education facilities at Barnard Castle School, Aysgarth, Newton-le-Willows and Queen Mary's School at Topcliffe. Furthermore, the local area boasts a number of historical sites including Barnard Castle and Richmond Castles, The Georgian Theatre Royal, The Bowes Museum and Easby Abbey, as well as The Station, a restored Victorian railway station at Richmond, which features a restaurant, cinema and gallery is also home to a number of artisan food producers and is a popular attraction. There is also a new Designer Outlet shopping centre currently under construction nearby at Scotch Corner.

The North Pennines and Yorkshire Dales are within easy reach and provide an ideal environment for those keen on outdoor pursuits. For the commuter, the A66 and A1(M) are both easily accessed from Gilling West providing links to major commercial centres of the north and south. There is a main-line railway station at Darlington and regional and international flights are available from Durham Tees Valley Airport and Newcastle International Airport.

Gilling House

Gilling House is an attractive property which is beautifully presented and has been well-maintained to provide a spacious family home complete with character features including cornicing detail, Inglenook open fireplace, sash windows and a vaulted ceiling to the principal bedroom. The property is neutrally-decorated throughout with a contemporary kitchen, neutral bathrooms and several reception rooms, creating flexible accommodation for a wide variety of purchasers.





The property is surrounded by low-maintenance gardens and seating areas, perfect for enjoying the superb surrounding countryside, and is positioned within walking distance of the amenities available within the village.

Accommodation

The welcoming entrance hall provides a lovely open flow through to the main reception rooms.

The impressive, contemporary kitchen offers a good range of stylish, high-gloss units and a Range-style cooker with two windows overlooking the gardens and countryside views. From here, there is access through to the formal dining room, which opens up to the garden room, enjoying plenty of natural sunlight and views over the enclosed lawns.



The dual aspect drawing room benefits from an attractive, open Inglenook fire and patio doors leading out to the south-west facing walled courtyard. A discreet doorway leads into the integral garage. There is also a handy utility room and a cloakroom.

The spindle staircase leads to the landing, with access to the boarded loft and doors to four bedrooms, a useful walk-in laundry cupboard and a further room which is currently used as a first floor sitting room, benefitting from a dual aspect, to enjoy an elevated view of the surrounding open countryside. This room was previously a bedroom and the passageway could be easily reinstated, if a fifth bedroom is required.



The principal bedroom has a vaulted ceiling and access to both a walk-in wardrobe and a spacious en-suite bathroom. There are two further double bedrooms, one of which also benefits from an en-suite shower room and fitted wardrobes, whilst the fourth bedroom is currently used as a home study.

The good-sized and well-appointed family bathroom has both a bath and a step-in shower cubicle.

Externally

To the front of the property, there is an area of lawn with well-stocked flower beds, gravelled landscaping and a paved pathway bordered by shrubs, running up to the front door.

The walled rear courtyard provides several seating areas in which to enjoy the sunshine or shade depending upon the time of day, with a water feature and mature plants including various rose bushes and flower beds. A gate leads through to a further courtyard, with a separate lawned garden immediately adjacent to the kitchen.

Garage and Parking

Gilling House is approached through double gates, with stone walls, opening up to a block-paved driveway which provides parking for several vehicles and leads up to the integral double garage, which has light and power connected.

Tenure

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

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01969 600 120.

Local Authority

North Yorkshire County Council. Council tax band G.

Services

Mains electricity and water, with LPG gas fired central heating, and drainage to a septic tank.

Wayleaves and Covenants

Gilling House 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.



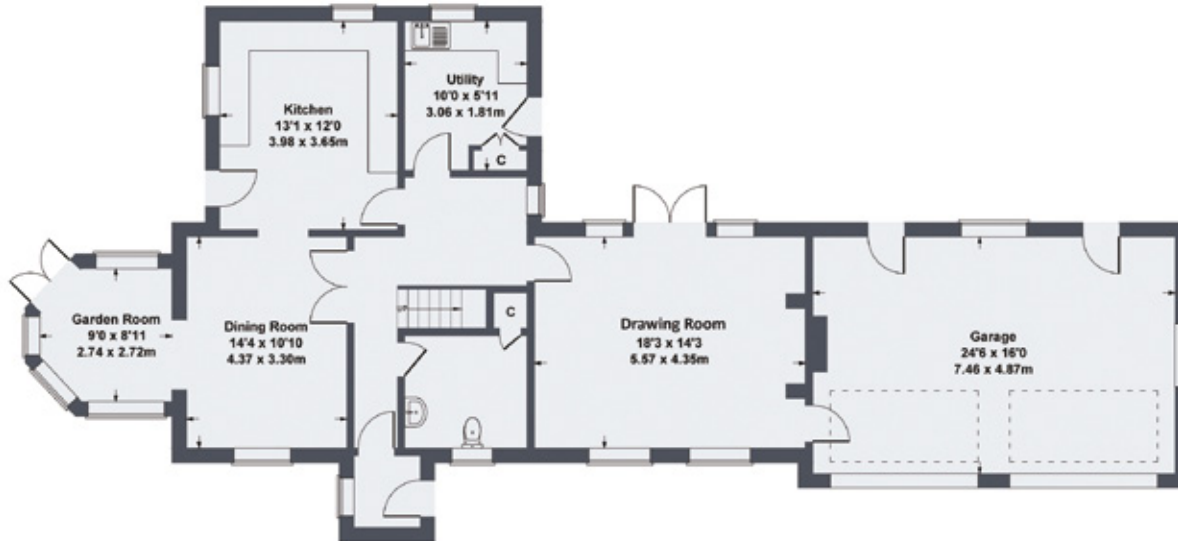
Gilling House, Gilling West

Approximate Gross Internal Area
2657 sq ft - 247 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		52
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			



FIRST FLOOR



GROUND FLOOR

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



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Particulars written: September 2023

Photographs taken: September 2023