



JOLBY MANOR
Stapleton, North Yorkshire





JOLBY MANOR

STAPLETON, NORTH YORKSHIRE

Croft-on-Tees 2 miles, Richmond 10 miles, Darlington Train Station 11 miles

A HANDSOME, GRADE II LISTED HOUSE WITH COACH HOUSE,
OUTBUILDINGS, BEAUTIFUL
EXTENSIVE GARDENS AND GROUNDS

Accommodation

Reception hall • cloakroom & WC/shower • drawing room • sitting room • dining room • kitchen/breakfast room • orangery • pantry • laundry.

Five bedrooms • three bathrooms (two ensuite) • family bathroom.

Externally

A coach house with an attractive range of traditional outbuildings converted to provide games rooms, offices, balcony, garden stores and garaging.

Beautiful mature gardens • south and east facing terraces • Pond • Golf hole

In all about 3.35 acres (1.35 ha)
FOR SALE AS A WHOLE



GSC Grays Prime Residential, 5-6 Bailey Court
Colburn Business Park, Richmond, DL9 4QL

Tel: 01748 829203

www.gscgrays.co.uk

jarc@gscgrays.co.uk



Situation and Amenities

Jolby Manor is situated about 2 miles west of the pretty village of Croft-on-Tees and within five miles of Middleton Tyas and the A1 at Scotch Corner. The surrounding area is attractive rolling and wooded countryside, through which flows the river Tees.

It is well served by local villages, lying between Croft-on-Tees, Stapleton and Barton, each of which has a local shop/ post office, pub and primary school. The nearest main town is Darlington (11 miles away) where there is a full range of supermarkets, shops and services, leisure facilities and schools as well as a main East-Coast line railway station with regular connections to London (about 2hrs 20mins) and Newcastle (about 1 hour).

The historic town of Richmond is about 10 miles south with its iconic castle and market square and a little further away (17 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged 3 to 18.

The nearest airports are Durham Teesside (11 miles) offering a growing number of domestic and international flights; Leeds /Bradford and Newcastle are both about an hour's drive.

The area is particularly well connected by road and rail therefore being commutable to Durham, Newcastle, York, Stockton and the wider Teeside area.

The A1 corridor divides the Yorkshire Dales from the North York Moors National Park, both of which are easily accessible and offering many opportunities for exploring the great outdoors. There are excellent local hunts, any number of golf courses and the beaches of the East coast between Saltburn and Whitby are within an hour.







Jolby Manor

The Manor House is a handsome, Grade II listed, mid to late 17th century manor house, built of sandstone with ashlar dressings, and an interlocking tile roof. It has chamfered mullion windows with attractive rusticated quoins on the original section with a later 18th century addition creating an impressive entrance vestibule and panelled reception hall. The house is beautifully presented, spacious and with the well-proportioned rooms of a significant manor house. Set in a large and very private plot with only one near neighbour it is otherwise surrounded by attractive rolling countryside south of the river Tees.

The most recent improvement was created in the 1980s and includes a secondary entrance, an extended kitchen, and laundry area, a superb orangery, a new first floor master bedroom suite and roof terrace, together with a full, high-quality refurbishment of the interior.

The refurbishment and extension in the 1980's, was of the highest standards with hardwood floors and skirtings in the main reception rooms and slate in the kitchen, deep cornices, double glazed windows, oak and walnut panelling, Clive Christian kitchen and hand-built bedroom furniture, marble countertops and work surfaces and under floor heating.

The accommodation extends to approximately 4,700 sqft and includes:

Ground Floor: reception and stair hall, WC and shower room, drawing room, small sitting room, dining room, kitchen / breakfast room, butler's pantry, laundry and orangery.

First Floor: Master bedroom and ensuite bathroom, secondary bedroom suite, three further bedrooms and family bathroom.



Coach House & Outbuildings

The former coach house and outbuildings are a significant and versatile part of the property having been partially converted to provide a games room, snooker room, a suite of modern offices and shower room, as well as garaging for three cars, a flower/utility room, tractor shed, gardening and potting stores, oil store and plenty of covered storage.

The buildings also offer considerable scope to be utilised for a number of uses including annex accommodation.

Gardens and Grounds

Jolby Manor is approached over a shared private drive with Jolby Mill, then through a gated entrance over a gravel drive sweeping past the coach house to the front door.

The gardens and grounds are private and extensive with lawns framed with mature specimen trees and deep borders and a wildlife pond. There is an east facing breakfast terrace and a wide south facing terrace and a 'sundowner' balcony from the office suite to the Coach House.

The grounds extend in total to about 3.35 acres, and the creation of a small pony paddock within the grounds would be easily achievable, without detracting from the setting of the more immediate gardens.

Services

The property is connected to mains electricity and water and has a private drainage system. Central heating and hot water are from an oil-fired boiler in the main house and from electric panel heaters in the coach house. There is solar PV (15 panels) generating electricity used at the property with the surplus going into the grid, generating income from the Feed in Tariff.

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.

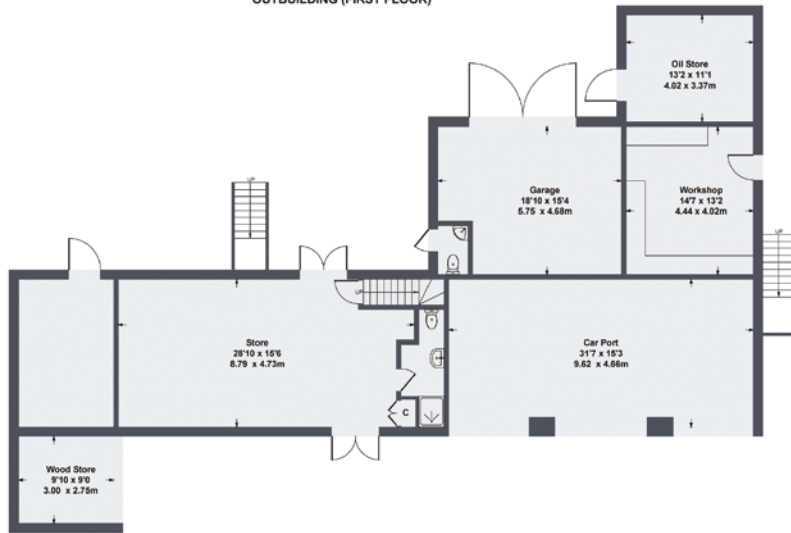


Jolby Manor, Croft

Approximate Gross Internal Area
7330 sq ft - 681 sq m



OUTBUILDING (FIRST FLOOR)



OUTBUILDING (GROUND FLOOR)



GROUND FLOOR

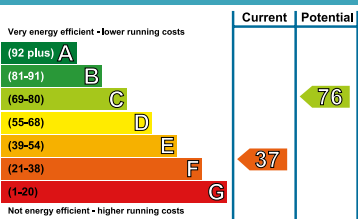
FIRST FLOOR

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

Energy Efficiency Rating



DISCLAIMER NOTICE:

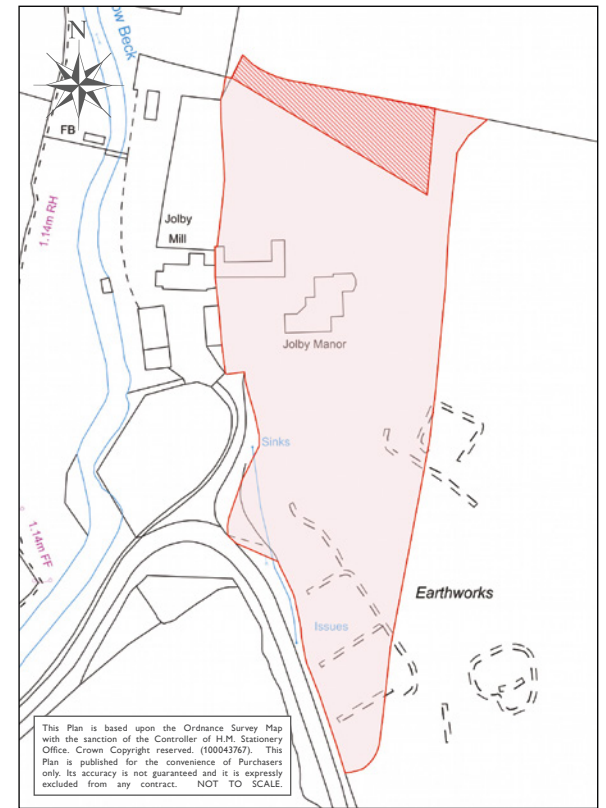
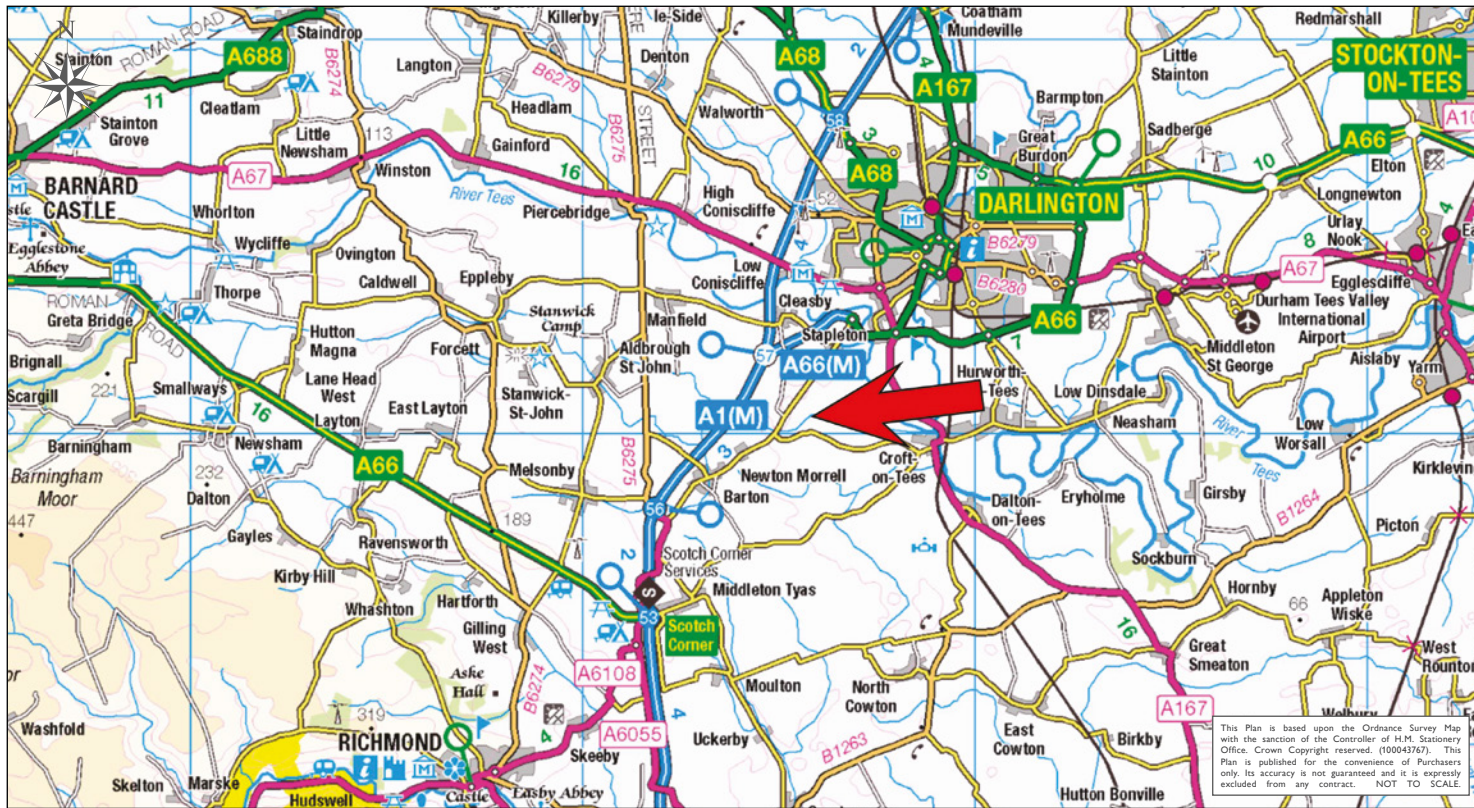
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: Summer 2023

Photographs taken: Summer 2023





Tenure

The property will be sold freehold and will be available with vacant possession at completion.

GENERAL INFORMATION

Local Authority
Durham Council

Council Tax
Band H.

Listed Buildings

Jolby Manor is Listed Grade II for architectural and historic interest.

Energy Performance (EPC)
Rating of 37 (F)

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets and curtains 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 (DL2 2QS)

From Croft-on-Tees, cross the river to the west side, past the Croft Hotel and turn right onto Richmond Road. Take the next right on to Jolby Lane and after about two miles the road swings right and then sharp left. At this point turn right onto the private road to Jolby Manor and Mill House and in through the right hand set of gates.

what3words: renting.timed.fingertip

Viewing

Strictly by appointment through the Selling Agents GSC Grays
Tel: 01748 829203

Solicitors

To be confirmed.

