



VERDUN HOUSE BANK LANE
Faceby



GSC GRAYS
PROPERTY • ESTATES • LAND

VERDUN HOUSE BANK LANE

Faceby, North Yorkshire, TS9 7BW

Verdun House is a luxurious family home, nestled at the foot of the Cleveland Hills and set in approximately 1.35 acres. Finished to a high standard and with stunning views, this impressive property offers many outstanding features including an oak return staircase, solid oak floors, period sandstone fireplace in the dining room and a wood-burning stove and log store in the living room.

The spacious and versatile accommodation comprises an open-plan kitchen/family/dining area, further living room, separate dining room, cloakroom, utility room, master bedroom suite with luxurious en suite shower room, four further first floor bedrooms, family bathroom and second floor guest suite with en suite facilities.

Substantial Family Home in Approx. 1.35 Acres * Paddock & Gardens *
Faceby Village Location with Incredible Views * Impressive Five Bedroom
Accommodation * Modern, Open-Plan Living, Kitchen & Dining * Separate
Living Room * Further Dining Room/Family Room * Master Bedroom with
Luxurious En Suite * Gardens & Patio * Driveway & Double Garage



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Situation and Amenities

Nestled in the North Yorkshire Moors, Faceby is a small village and civil parish with a village hall, a 12th century church and The Sutton Arms pub. Residents here enjoy a semi-rural location with many stunning views, whilst benefiting from the close proximity to Stokesley, which has shops, schools, restaurants, public houses and cafes.

Stokesley 4.4 miles, Northallerton 12 miles, Middlesbrough 13.6 miles, Darlington 20 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.





Ground Floor

The main entrance to the property leads into a spacious, light-filled hallway which benefits from windows to the front and leads through to the living room, dining room, kitchen/breakfast room and cloakroom/w.c. A feature oak staircase leads up to the first floor.

The spacious and light living room has windows to two sides with access out to the garden, a feature wood-burning stove and plenty of room for your preferred furniture configuration. A separate good-sized formal dining room or more casual family room is also accessed from the main hall and enjoys a large central fireplace.

On the opposite side of the hallway, the stylish kitchen and breakfast room is fitted with a modern range of units topped with granite work surfaces, space for a large Range oven and ample room for a large family dining table. The adjacent utility room is fitted in the same style and is perfect for keeping the essentials neatly out of the way.

The kitchen opens up to the garden room at the rear of the property, creating a large space for entertaining guests. There are windows to three sides, providing views over the gardens and hills beyond, with double doors leading straight out to the patio.



First Floor

From the first floor landing, there is access to four good-sized bedrooms, two of which enjoy views of the hills, along with a modern bathroom with shower cubicle. One of the bedrooms has been fitted with a range of wardrobes and shelving, while the master benefits from its own, fully tiled en suite with walk-in shower cubicle and "his and hers" hand wash basins. A further oak staircase leads to the second-floor bedroom suite.

Second Floor

The second floor has been laid out to provide a bedroom suite incorporating its own bathroom area with free-standing bath.

Externally

Externally, there is a gravelled and gated driveway with parking for several vehicles, leading up to the double garage. The landscaped rear garden has a walled and hedged boundary with an area of lawn and large patio from which to enjoy the stunning views towards the Cleveland Hills, Captain Cook's Monument and Roseberry Topping.

Beyond the formal garden, close to the house, there are further gravelled areas for parking or turning larger vehicles. This leads onwards to a larger garden with mature trees and a gate opening up to the paddock.

Paddock

To the rear of the gardens lies the grass paddock which is predominantly fenced and measures in the region of 0.9 acres. There is access for vehicles and the potential for stabling, subject to the relevant permissions.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829217

Tenure

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

Local Authority

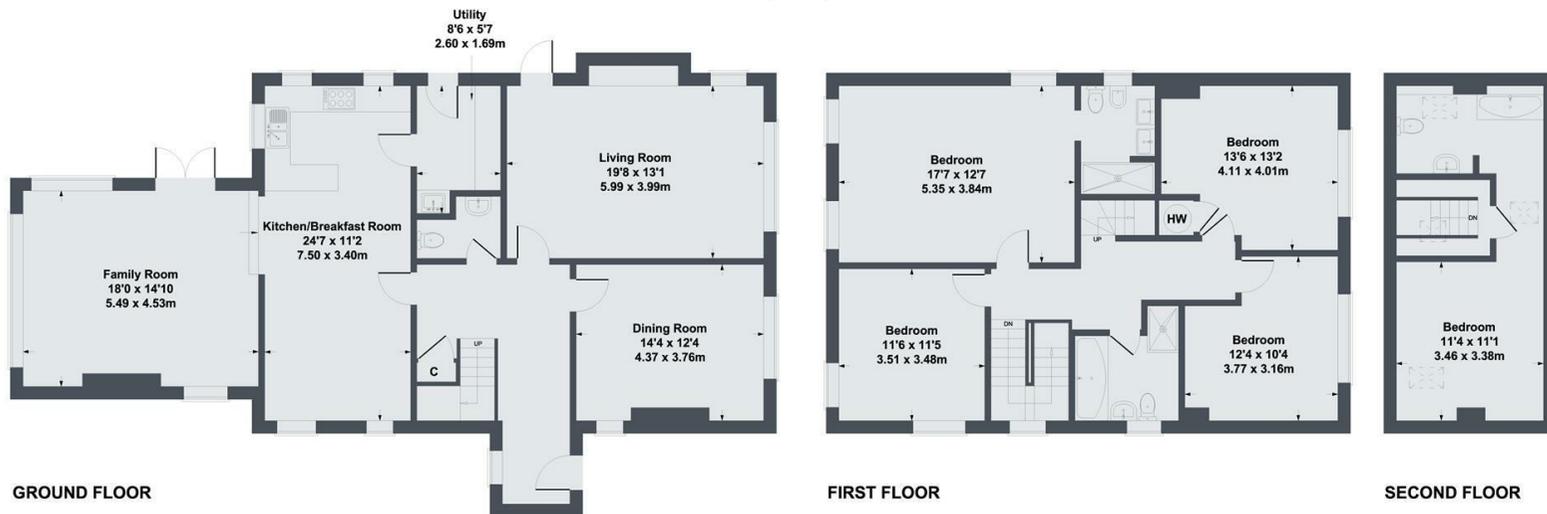
Hambleton District Council. Telephone: 01609 779 977. Council tax band F.

Particulars and Photographs

Particulars prepared October 2023. Photographs taken August 2023 and October 2023.

Verdun House, Faceby

Approximate Gross Internal Area
2551 sq ft - 237sq m

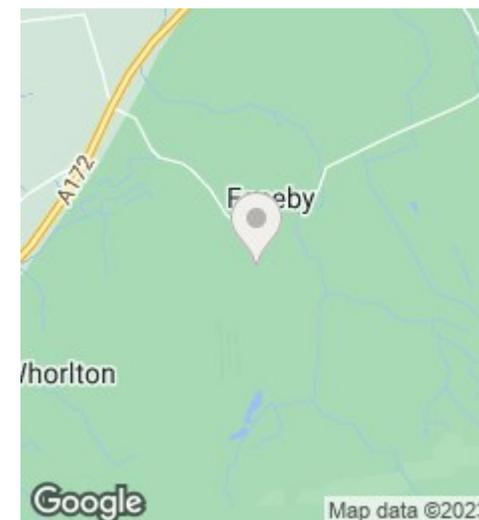


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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