



ABERWISKE
East Rounton, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

ABERWISKE

Northallerton, North Yorkshire, DL6 2LA

This beautiful, detached, rural bungalow is immaculately presented throughout and overlooks fields. Tucked back away from the main road in stunning surroundings, the property is positioned adjacent to woodland and open countryside.

The substantial accommodation includes a modern kitchen/breakfast room, utility room, dining room, garden room, conservatory and a living room with central fireplace. To the first floor, there are three bedrooms with an en suite to the master.

Externally, there are gardens to three sides, embracing the countryside outlook, with a summerhouse providing the perfect hideaway.

Substantial Detached Village Bungalow * Stunning, Far-Reaching Views *
Exceptional Presentation Throughout * En Suite To Master Bedroom *
Garden Room and Conservatory * Large Lounge and Dining Room *
Oversized Garage and Large Driveway



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

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Situation

Stokesley 11.6 miles, Northallerton 9 miles, Middlesbrough 14 miles, Darlington 15 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.

Amenities

East Rounton is in a delightful rural location situated just off the A19 road link. This vibrant, friendly village supports the village hall and the listed church of St Lawrence, and boasts a wealth of arts and crafts buildings, including Philip Webb model farm. There is a thriving farm shop known as 'Roots' and Dark Stars Plants is located within the walled gardens. The surrounding villages of West Rounton, Appleton Wiske and East Harlsey all provide various further amenities.





Accommodation

The open, light-filled entrance porch has a door to the garden room and leads through to the main hallway. From here, there is access to a cloakroom/w.c and onwards to all of the principal rooms.

The living room and dining room are open-plan, with a central multi-fuel stove and sliding doors to the garden room. A large picture window to the side and patio doors to the rear both bring in plenty of light. A door from here leads through to the kitchen, which can also be accessed direct from the hallway. Beautifully designed, this room has a full range of fitted units, views over open fields to the rear and access to the conservatory, which provides far-reaching views on a clear day towards the Yorkshire Dales.

There are three bedrooms, the master benefitting from a range of built-in wardrobes and access to an en suite shower room. The modern family bathroom services the remaining two bedrooms, one of which overlooks the rear garden while the other, positioned at the front of the property, could easily be used as a study.

The utility room is perfect for keeping the essentials neatly tucked away and has a door leading through to the large garage.



Externally

A five-bar gate opens to a long driveway which provides parking for multiple vehicles. The rear garden has a paved patio and decking area at which to enjoy evening sunsets.

To the side of the property, there is a luxurious timber summerhouse with a variety of additional storage.

The front and side gardens are landscaped with pathways, mature shrubs, borders and lawn.

Viewings

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

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 D.

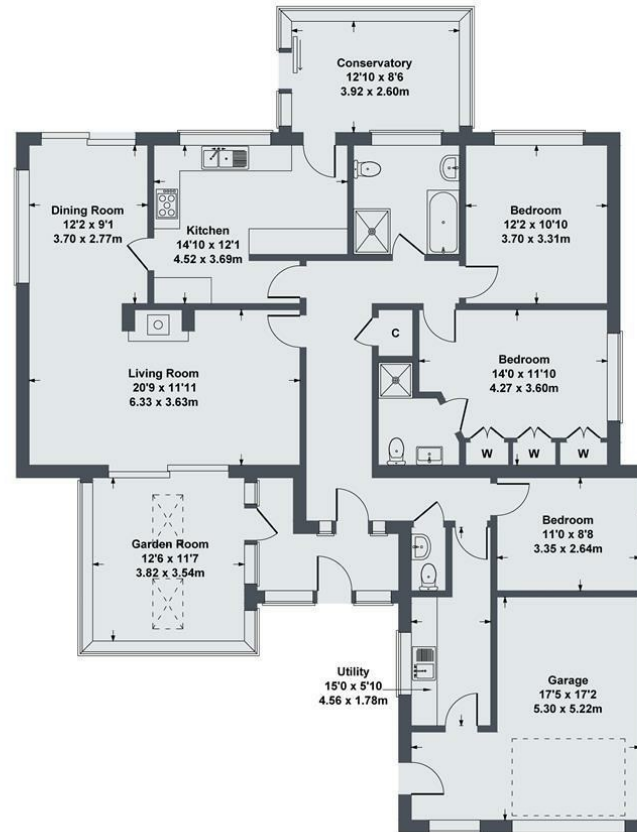
Particulars and Photographs

Particulars prepared January 2023.

Photographs taken January 2023.

Aberwiske, East Rounton

Approximate Gross Internal Area
1970 sq ft - 183 sq 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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