



BLUEBARN COTTAGE
Middleton Road, Hutton Rudby



BLUEBARN COTTAGE

MIDDLETON ROAD, HUTTON RUDBY, TS15 0JT

BLUEBARN COTTAGE IS AN IMMACULATEDLY PRESENTED, FOUR BEDROOM HOME, FINISHED TO THE HIGHEST OF STANDARDS THROUGHOUT. SITUATED IN THE EXCEPTIONAL VILLAGE OF HUTTON RUDBY, THE PROPERTY OFFERS A MIX OF FLEXIBLE GROUND AND FIRST FLOOR ACCOMMODATION, SET IN GLORIOUS GARDENS ACCESSED BY A LARGE, SWEEPING DRIVEWAY WITH ELECTRIC GATES AND DOUBLE GARAGE

Accommodation

Large Reception Hall • Living Room • Impressive, Modern Family Kitchen and Garden Room • Utility Room • Ground Floor Master Bedroom Suite with Dressing Room and En Suite • First Floor Guest Suite with Shower Room
Two Further Double Bedrooms, One with Dressing Room
Luxurious Family Bathroom

Externally

Glorious Gardens • Impressive, Double-Gated, Sweeping Driveway
Double Garage • Electric Gated Access • Large Entertaining Patio with Bi-Fold Doors from the Family Kitchen • Further Wraparound Patio Terrace



GSC GRAYS

PROPERTY • ESTATES • LAND

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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.

Bluebarn Cottage

Bluebarn Cottage is a high specification and substantial village home in the highly desirable Hutton Rudby, positioned perfectly within gorgeous, well-maintained, hedged gardens. Presented to an immaculate standard throughout, the property offers both substantial and flexible accommodation with up to four bedrooms and three bathrooms, including luxurious master and guest bedroom suites. The layout is perfect for modern family living, from the relaxed kitchen, dining and garden room with adjacent private patio, offering both family and entertaining options, to the more formal living room: ideal for putting your feet up in front of the fire with friends and family. Outside, the high-quality finish is continued with a well-maintained hedged and fenced boundary, offering privacy, with impressive electric double gates and driveway leading to the detached double garage. There is a variety of seating areas from which to enjoy the surrounding gardens.



Accommodation

The cottage's spacious entrance hall provides an impressive welcome and gives access to all of the principal ground floor rooms, with stairs leading up to the first floor and wooden flooring continuing through to the living room and master bedroom.

The large living room is well-lit with sunlight from the box bay window overlooking the front garden and two further windows to the side. There is plenty of space for furniture and a modern fire set into the wall, perfect for cosy evenings in.

To the other side of the hall, the good-sized ground floor bedroom also benefits from a box bay window to the front and additional windows to the side, with a door leading through to the dressing area. The modern and stylish en suite is fully tiled and spacious, with a walk-in shower and vanity hand wash basin.



The hub of the home is undoubtedly the huge, contemporary kitchen, dining and family room. Filled with natural sunlight from windows to three sides, there is a good range of modern storage cupboards and work surfaces, room for a large Range oven and plenty of flexibility to create a relaxing family and dining space which can be enjoyed by everyone. There are double bi-fold doors opening out to the patio and garden beyond, perfect for entertaining and extending this fantastic space to bring the outdoors inside.



The adjacent utility room has been fitted in the same style as the kitchen and provides a useful area in which to keep the essentials neatly out of the way.

To the first floor, there are doors to three bedrooms and the large, modern and chic family bathroom, which has a step-in shower cubicle and free-standing bath.

The dual aspect rear bedroom has access to a built-in cupboard and benefits from its own en suite, fully tiled with a walk-in shower and fitted to the same high standard as the other bathrooms.

There is a further good-sized bedroom to the side of the property, currently used as a home office with built-in storage, desk and shelving, whilst the front bedroom has an adjoining dressing room.

Externally

Bluebarn Cottage is accessed via double, electric gates opening to a gravelled driveway which leads to the double garage. A pathway from here runs up to the main entrance to the property, where there is a raised terrace planted with trees, shrubs and flowers: a lovely spot from which to sit and look out over the expanse of lawn.

The garden sweeps around the side and onwards to the rear and is fully fenced with flower borders, shrubbery and trees.

Garage and Parking

A large, gated driveway for multiple vehicles leads to the detached double garage with double electric roller doors, spacious enough for large modern vehicles and with plenty of additional mezzanine storage space.

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

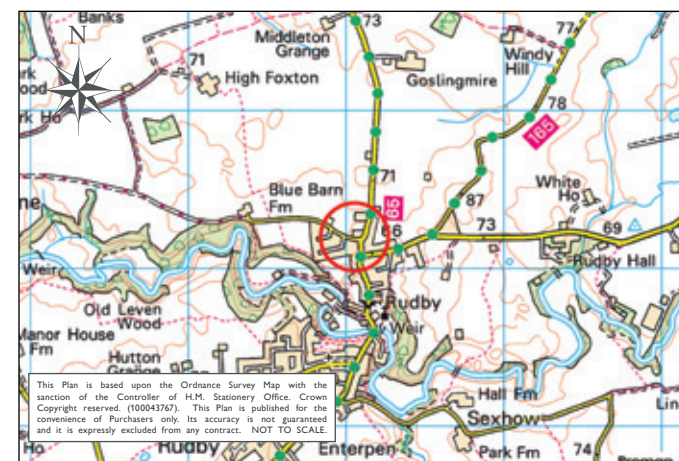
Hambleton District Council. Council tax band F.

Services

Mains electricity, water and drainage.

Wayleaves and Covenants

Bluebarn Cottage 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.



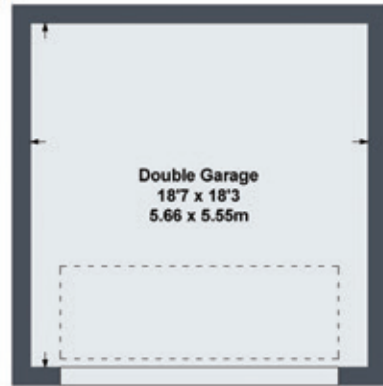
Bluebarn Cottage, Hutton Rudby

Approximate Gross Internal Area
2842 sq ft - 264 sq m

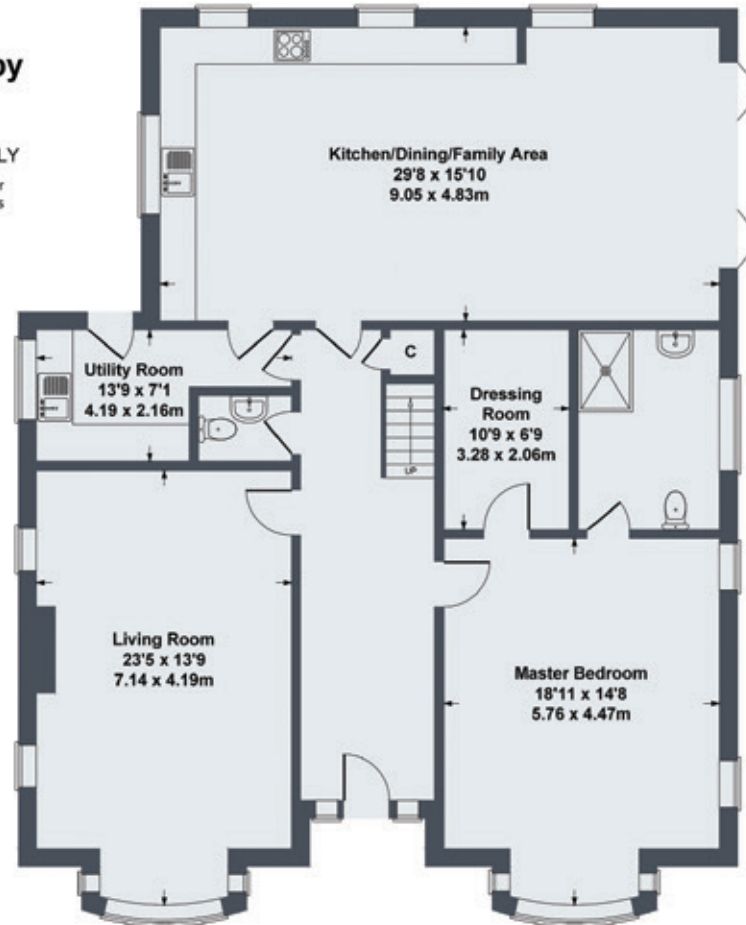
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

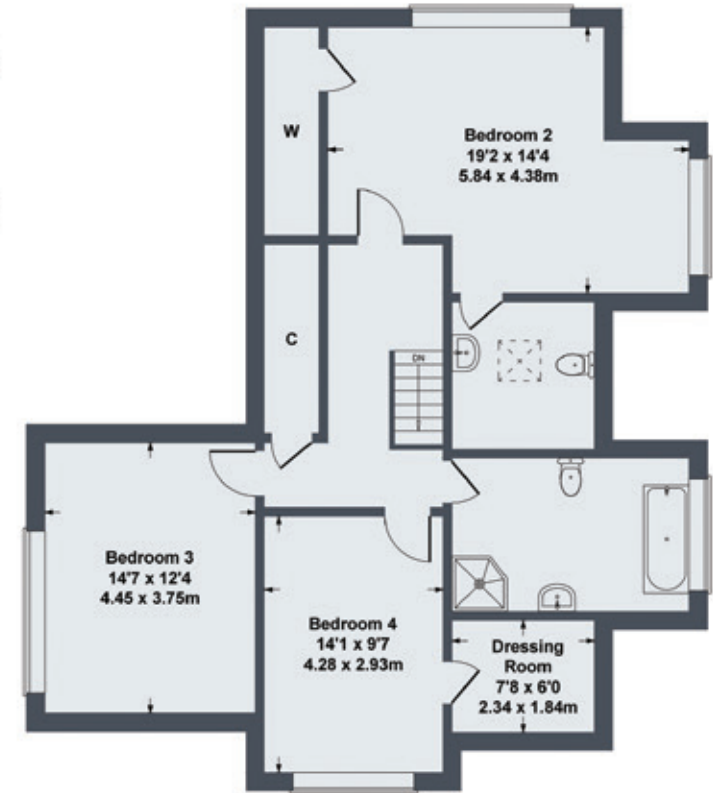
Produced by Potterplans Ltd. 2023



GARAGE



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2023

Photographs taken: August 2023