



THE BEECHES

West Layton, North Yorkshire



GSC GRAYS
PROPERTY • ESTATES • LAND

THE BEECHES

WEST LAYTON, NORTH YORKSHIRE, DL11 7PS

AN OUTSTANDING STONE BUILT FOUR BEDROOM DETACHED FAMILY HOME WITH APPROXIMATELY 5.11 ACRES (2.07 HECTARES) OF LAND, STABLE BLOCK, AND FIELD SHELTER. SITUATED ON THE EDGE OF A HIGHLY SOUGHT AFTER NORTH YORKSHIRE HAMLET.

Accommodation

Entrance Hall • Living Room • Snug • Dining Room • Conservatory
Magnificent Bespoke Dining Kitchen • Utility Room • Wet Room/WC
Cloakroom/WC • First Floor Landing • Master Bedroom with En-Suite Shower
Three Further Bedrooms • House Bathroom

Externally

Parking Area with Electric Gates
South Facing Garden • Stable Block • Field Shelter

Approximately 5.11 Acres
FOR SALE AS A WHOLE



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Tel: 0191 303 9540

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Tel: 01748 829217



Situation

West Layton is nestled just off the A66 and benefits from the popular Mainsgill Farm Shop being only 1.5 miles away. The property is located between two historic market towns, Barnard Castle and Richmond. Barnard Castle provides a number of nurseries, primary and secondary schools including the renowned Barnard Castle School. Barnard Castle also has a Castle, riverside walks, the Bowes Museum and offers a traditional weekly market, library and a range of restaurants. The market town of Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station which is a restored Victorian railway station featuring a restaurant, cinema and gallery, whilst being home to a number of artisan food producers. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1(M) are easily accessible bringing many areas within commuting distance.

The Property

The Beeches is approached through electric gates which ensures privacy and security. There is also pedestrian access through a timber gate giving direct access to the property with a wooden glazed entrance door. The majority of the property boasts a southern aspect giving the property lots of natural light.

The heart of this home is a spectacular bespoke kitchen with professional oven and large island unit. There is a door leading through from the kitchen to the dining room and a further door connecting to a conservatory providing ample entertaining space. The entrance hall provides access to a snug with cast iron inset log burning stove and door to rear garden, dual aspect living room with open fireplace, utility room and a wet room/wc beyond.

The first-floor landing provides access to all bedrooms and first floor accommodation. A master bedroom with en-suite shower room, three further bedrooms and a house bathroom with freestanding bath.



Garden

To the exterior of the property there is a south facing rear garden with mature shrubs, borders and hedging which is mainly laid to lawn.

Driveway

Electric gated area providing off-street parking for four vehicles.

Land

Approximately 5.11 acres (2.07 hectares) as shown on the map boarded in red. The majority of which is set as one grass paddock with gated access.

Services

Mains electricity and water, drainage to septic tank, oil fired central heating.

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

North Yorkshire County Council Tel: 0300 131 2131.

For Council Tax purposes the property is banded G.

Wayleaves, Easements & Rights of Way

The Beeches is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.





The Beeches, West Layton

Approximate Gross Internal Area
2381 sq ft - 222 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

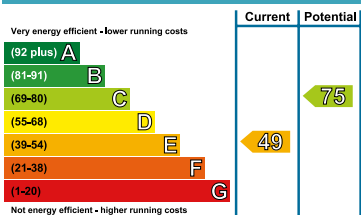
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Energy Efficiency Rating



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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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: February 2024

Photographs taken: February 2024.