



# MANOR HOUSE

East Layton, North Yorkshire DL11 17PE



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# MANOR HOUSE

East Layton, North Yorkshire DL11 7PE

Manor House is a beautifully presented, 19th century, four bedroom semi-detached farmhouse situated in the highly regarded village of East Layton, North Yorkshire. This characterful property offers ample living space for a growing family, with four generous bedrooms and parking for 3 cars.

The nearby historic market town of Richmond, which is a gate way to the Yorkshire Dales, offers a good range of amenities including national and local retailers, leisure centre, two secondary schools, and several primary schools. The station, a restored Victorian railway station, which features a restaurant, cinema and gallery is also home to a number of artists and food producers and is a popular attraction. Darlington is just over 10 miles away with larger retail outlets and a mainline railway station.



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## Accommodation

### Ground Floor

The ground floor is dressed throughout with beautiful, exposed beams adding warmth and character. Upon entering the front door, the hallway leads onwards to a beautifully tiled family bathroom featuring an integrated bath with an over-head shower. Across the hallway is a spacious living area featuring a stone-built fireplace and multi-fuelled stove and further access to a private study area. The main living area flows onto the stunning kitchen bursting with character. This tasteful kitchen offers a stove, a large Belfast sink, wall and base wooden units and open shelving with ample room for white goods and space for a kitchen table and seating. The kitchen leads on to an impressive glass conservatory, with ample space for seating, commanding stunning views to the rear elevation and onwards to countryside beyond.

### First Floor

Upon reaching the first floor, there are four modern bedrooms, the largest of which benefits from an en-suite shower room. The first bedroom accessed from the landing offers access to the loft space and built in wardrobes. This leads to a light and spacious second bedroom with room for a double bed and storage. The third bedroom also has space for a double bed and showcases integrated storage. Steps lead from the landing to the master bedroom, the largest of the four bedrooms, with outstanding views across open countryside and a connecting en-suite shower room.

### Externally

The front of the property offers an easily maintained, private south-facing garden. To the rear of the property, you are welcomed with an immense view of North Yorkshire countryside from the comfort of your private garden. The conservatory opens onto the patio area, and then into the secluded garden, with garden shed and barbecue hut, perfect for hosting guests.

### Parking

The property offers a large driveway with space for 3 cars.

### Tenure

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

### Local Authority and Council Tax

North Yorkshire Council Tel: 03000 26 00 00

For Council Tax purposes the property is D.

### Particulars

Particulars written in April 2024.

Photographs taken in April 2024.

### Services and Other Information

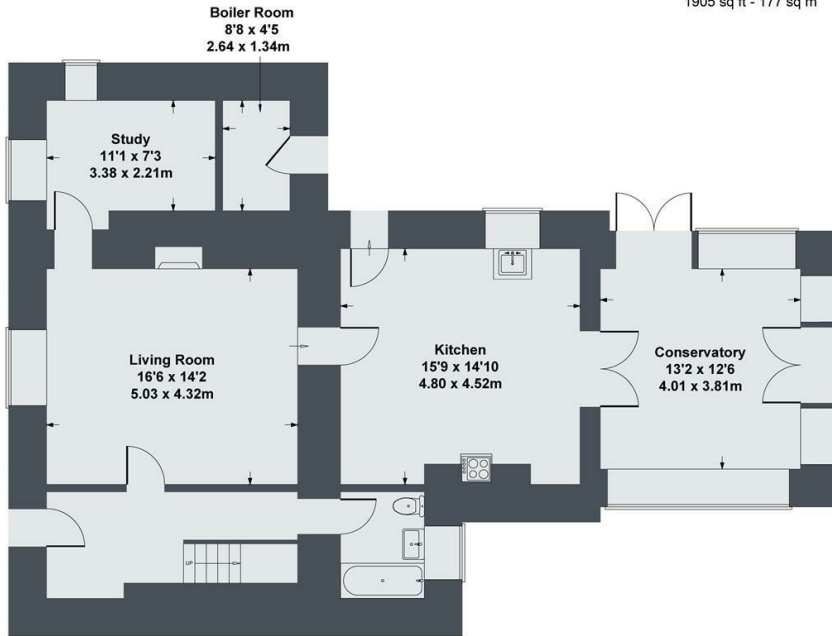
Mains electricity, drainage and water are connected. Oil fired central heating.



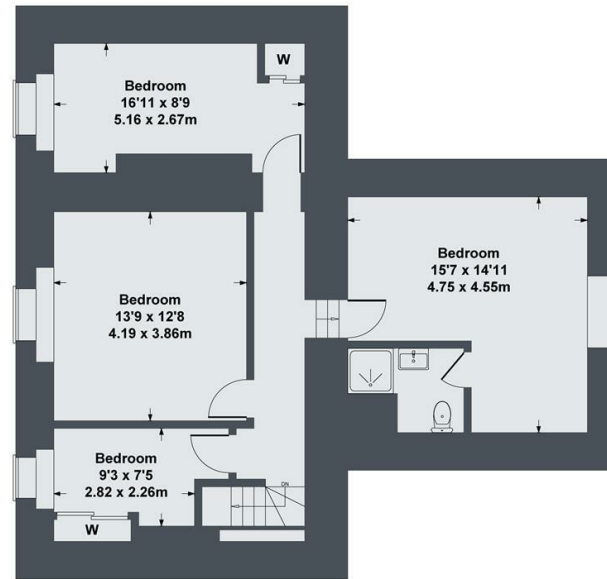


## Manor House, East Layton

Approximate Gross Internal Area  
1905 sq ft - 177 sq m



GROUND FLOOR

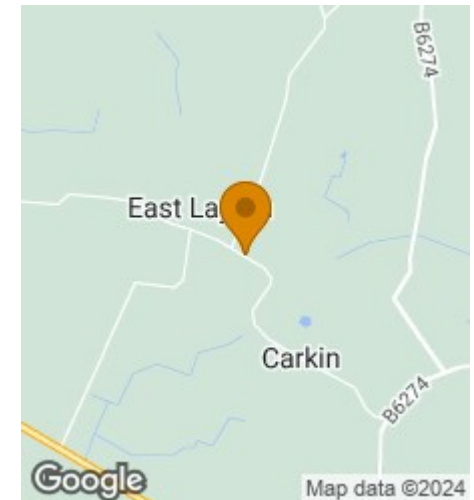


FIRST FLOOR

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.