



**BRYGANTES**

Carlton, North Yorkshire

**GSC GRAYS**  
PROPERTY • ESTATES • LAND

# BRYGANTES

CARLTON, NORTH YORKSHIRE, DL11 7AG

A BEAUTIFULLY PRESENTED, DETACHED FAMILY HOME OCCUPYING A PLOT OF APPROXIMATELY 3.6 ACRES (1.47 HECTARES) OF LAND, STABLES AND FIELD SHELTER, SET ON THE EDGE OF A HIGHLY DESIRABLE NORTH YORKSHIRE HAMLET, WITH EXCELLENT EQUESTRIAN OPPORTUNITIES

## Accommodation

Entrance Hall • Office • Living Room • Snug • Kitchen/Dining Room  
Utility Room • Downstairs WC • Four Spacious Bedrooms • House Bathroom

## Externally

Private Off-Street Parking • Garage/Workshop • Stables • Field Shelter  
Cinema Room • South Facing Front Garden



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## Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





### Situation

Richmond 9 miles, Darlington 9 miles, Middlesbrough 26 miles, Durham 31 miles,

Newcastle 46 miles, Leeds 60 miles. A1 (M) 5 miles. Durham Tees Valley Airport 16 miles. Please note all distances are approximate.

The nearby historic market town of Richmond, which is the gateway to the Yorkshire Dales, offers a good range of amenities, including national and local retailers, swimming pool and cinema, The town is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins. There is a traditional weekly market, a library and good range of restaurants.

### The Property

Brygantes is accessed through double electric gates and a private drive, ensuring tranquillity and security, as well as pedestrian access to the front of the property.

The ground floor comprises a stunningly restored living room with wood-burning stove, snug with double glass doors to the garden, office and kitchen/dining room with matching wall and base units and professional oven.

The first floor consists of four spacious bedrooms as well as an impeccably renovated house bathroom with freestanding ceramic bath and separate shower.

To the exterior of the property sits a separate cinema room/office building, expansive garage/workshop with stables and a timber-framed field shelter, providing excellent equestrian opportunities.

### Gardens

Externally, you will find an enchanting front south-facing garden enclosed by picket fencing with a patio area, and to the rear of the property, further expansive gardens mainly laid to lawn, providing access to the paddock.

### Land

Extending to approximately 3 acres (1.21 hectares), as depicted on the map, boarded as one grass paddock with natural spring and beck with wooded area, and with dedicated field shelter.



#### **Parking**

Private drive and off-street parking available, as well as double garage with up-and-over door.

#### **Services**

Mains electricity and water are connected. 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 E.

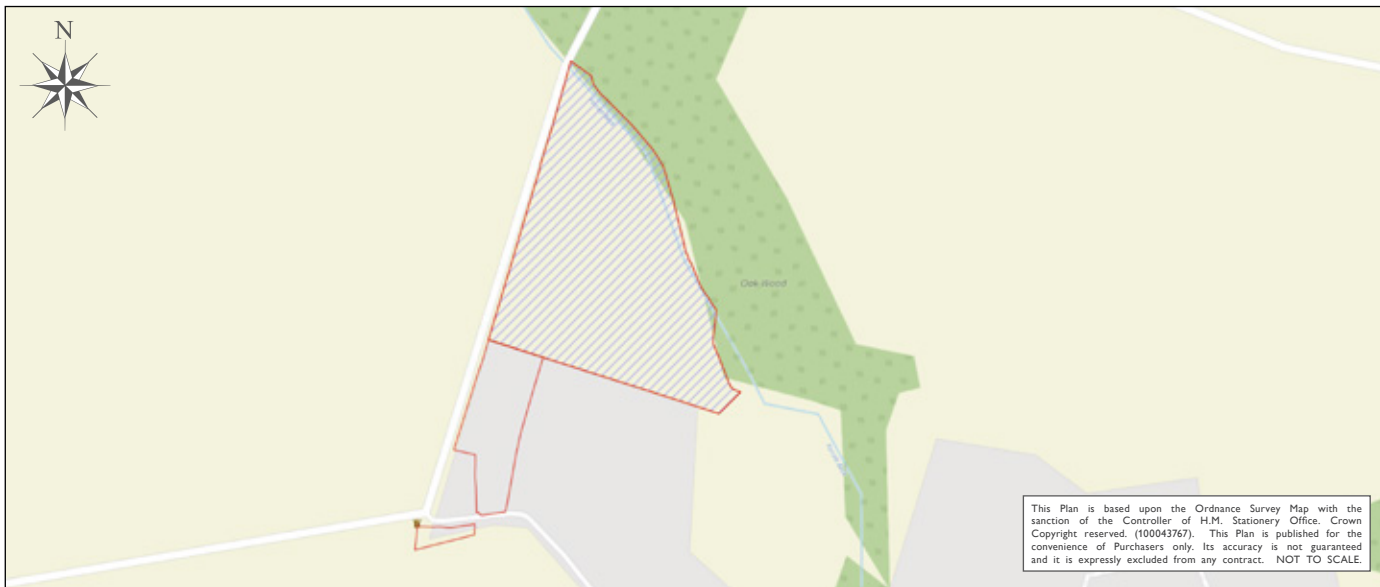
#### **Areas, Measurements & Other Information**

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.



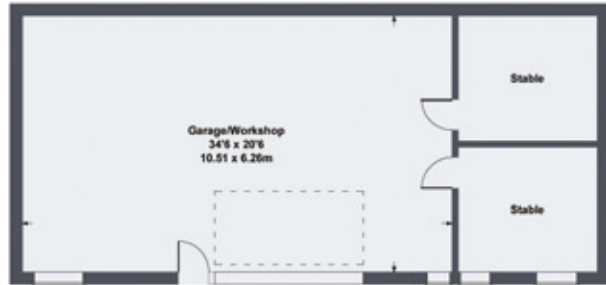


# Brygantes, Carlton

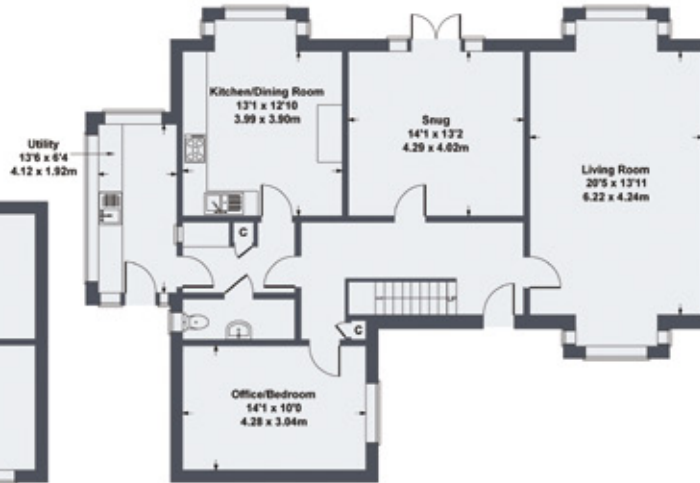
Approximate Gross Internal Area  
3606 sq ft - 335 sq m



OUTBUILDING



GARAGE



GROUND FLOOR



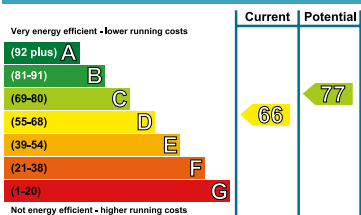
FIRST FLOOR

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

## Energy Efficiency Rating



## 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: April 2024

Photographs taken: March 2024