



VALSTRAM LODGE
South Cowton, Northallerton



VALSTRAM LODGE

SOUTH COWTON, NORTHALLERTON, DL7 0JB

A SUBSTANTIAL FAMILY HOME WITH FANTASTIC EQUESTRIAN FACILITIES AND LAND EXTENDING TO APPROXIMATELY FIVE ACRES

Accommodation

Entrance Hall • Dining Room • Sitting Room • Dining Kitchen • Garden Room
Utility • Laundry Room • Boot Room • Four Double Bedrooms • Family Bathroom

Externally

Lawned Gardens • Patio • Private Parking • Garage
Stables • Menage • Grazing Paddocks



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Situated in between the villages of North Cowton and Scorton, there are an array of country walks and bridleways close by, including the Coast to Coast trail. The property is only half a mile from Scorton which is an extremely sought-after village with an active community, a well-regarded primary school, a popular village shop, garage with additional shop, two pubs and a doctor's surgery. Restaurants including the Black Bull at Moulton and the Coach House at Middleton Lodge are also just a short drive away.

Situated about 6 miles from the A1 at Catterick, the property has easy access to the major commercial centres of Yorkshire and the North East. The historic town of Richmond is about 8 miles away with its iconic castle and market square and a little further away (21 miles) is Barnard Castle with the well-regarded Barnard Castle School offering independent education for boys and girls aged 3 to 18. There are further private educational facilities available nearby including Yarm, Aysgarth Preparatory and Queen May's School, primary schools located in North Cowton and East Cowton, and a number of secondary schools in Richmond, Northallerton and Darlington.

The nearest main town is Northallerton (9 miles away), where there is a full range of supermarkets, shops, services, leisure facilities and schools as well as a main East Coast Line railway station with regular connections to London (about 2 hours), Newcastle (about 1 hour) and Durham (about 45 minutes). Darlington 13 miles away), also offers a wide range of amenities including shops, bars, restaurants and supermarkets, both independents and national brands.

The nearest airports are Teesside International Airport (14 miles), offering a growing number of domestic and international flights, whilst Leeds Bradford and Newcastle are both about an hour's drive away. The area is particularly well connected by road and rail and is therefore commutable to Durham, Newcastle, York, Stockton and the wider Teesside area.

The property has excellent links to both the A1(M) and A66, with the A1 corridor dividing the Yorkshire Dales from the North York Moors National Park, both of which are easily



accessible and offer many opportunities for exploring the great outdoors. There are a number of golf courses nearby including Rockcliffe, Richmond and Darlington and the beaches of the East coast between Saltburn and Whitby are within an hour's drive, (please note all distances are approximate).

Valstram Lodge

Valstram Lodge is a traditional-style, detached family home dating back to 1976, situated on a substantial plot extending to approximately 5.23 acres in total. The property offers spacious living accommodation with flexibility throughout yet is designed with period-style features including ornate cornicing and ceiling roses, exposed beam in the kitchen and a sweeping spindle staircase with a half landing. There are also various feature arched windows.

Throughout the property, there are open countryside views from every window and several of the rooms have a dual aspect, allowing plenty of natural light. There are four reception rooms to the ground floor, some of which are linked which provides potential for reconfiguration if desired, to create a substantial living and dining kitchen. Whilst the property has been well-maintained and improvements have been made to the windows and doors, there is scope for cosmetic enhancements, which would allow a new purchaser to tailor-make the internal accommodation to their specific requirements.

This fantastic family home also allows flexibility to the first floor with four, good-sized double bedrooms and a substantial house bathroom which could possibly be reconfigured to create an en-suite shower room to the principal bedroom.

A huge selling point to this property is the amount of work which has been put into the equestrian facilities. These include the property being re-fenced throughout, including the garden areas, and the addition of electric gated access to the main driveway to provide security for a family. Furthermore, maintenance work has been done to the stock-proof fencing within the five paddocks. There is also the added benefit of a menage with quality surface and a Hodgsons timber-built stable block.

For those with equestrian interests, the property is situated virtually equidistance between Richmond and Northallerton equestrian centres and there are numerous bridleways close by.

Accommodation

The entrance hall has a staircase to the first floor and leads to three reception rooms and a ground floor shower room. The reception areas include a formal dining room, an additional dining room linked to the kitchen, a sitting room and garden room.

The dining kitchen has a range of painted wooden units with an integrated dishwasher and a door leading into the utility, also with a variety of fitted units, and onwards to a separate laundry room. There is a substantial boot room with fitted storage and a door to the side, close to the stables.

To the first floor, there are four good-sized double bedrooms and a house bathroom complete with free-standing, rolltop bath, separate shower, basin and w.c.

Externally

Electric gates give access to a substantial, block-paved driveway providing parking for several vehicles. There are two substantial lawns to the front of the property as well as a stone-paved, enclosed patio to the side which overlooks the stables, menage and paddocks.

There is an additional enclosed garden, complete with a lawn, polytunnel and a purpose-built chicken run which is currently used as an enclosed vegetable patch.

Garage

There is a substantial triple garage with roller door, with plumbing, light and power connected. The garage holds potential to be converted into an annexe, subject to consents, and is stonebuilt in the same design as the main house.

Equestrian Facilities and Land

The current vendors have created a separate driveway which leads to a hardstanding area providing additional parking for numerous vehicles, ideal for a trailer or horsebox.

The stables are built by Hodgsons and consist of four loose boxes including a foaling box and separate tack room. There is light and power connected and a concrete base yard. To the rear of the stables, there is an enclosed area which could be used as a dog run.

The land is separated into five paddocks with stock-proof fencing, with the total equestrian facilities extending to approximately 4.83 acres.

There is also a menage, measuring 20m x 40m, which was professionally installed in 2020, with a fully drained quality sand and fibre blend surface supplied by Equestrian Surfaces Ltd.

Owner's Insight

The current owners love the space and privacy which the property offers, along with the fantastic views. There is ease of access to equestrian facilities and road links to neighbouring towns, cities and train stations.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

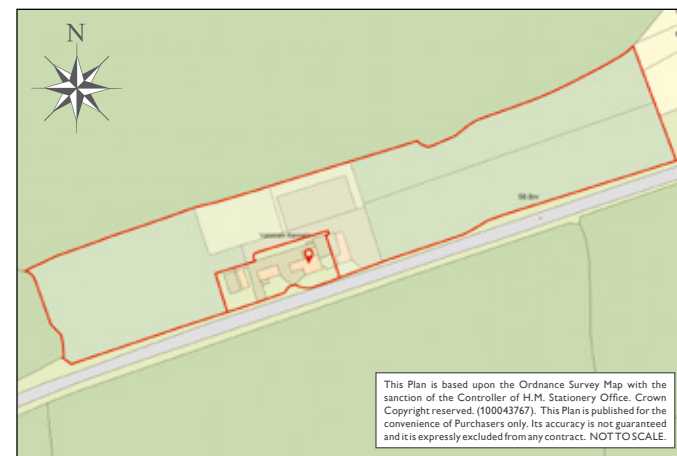
North Yorkshire Council. Council tax band F.

Services

The property is served by oil-fired central heating, Calor Gas services the gas-effect fires and there is main water and electricity connected. Drainage to a private septic tank.

Wayleaves and Covenants

Valstram Lodge 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.



Valstram Lodge, South Cowton

Approximate Gross Internal Area
 Main House = 2400 sq ft - 223 sq m
 Stables = 646 sq ft - 60 sq m
 Garage = 754 sq ft - 70 sq m
 Total = 3800 sq ft - 353 sq m

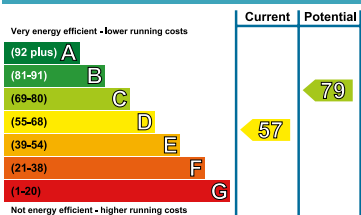


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

Energy Efficiency Rating



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Particulars written: November 2024

Photographs taken: November 2024