



'Applegarth' is a distinctive family/executive residence occupying a delightful plot within the sought after village of Hutton Rudby. The property occupies a stunning plot extending to 0.31 acres, with attractive established gardens, extensive gravelled driveway, and parking area, larger than average garage with additional attached oak car port/garage with parking for two vehicles. The property dates back to 1850 and there are some beautiful historic features including some leaded light windows. In more recent times, the house has been extensively improved, with tasteful decor and high quality fittings. Briefly comprises entrance hallway with study area, cloakroom/WC, living room, lounge, kitchen/dining room, utility room and study/office. On the first floor there are four spacious bedrooms, all having fitted wardrobes, an en-suite shower room to the master bedroom and a redesigned family bathroom. The house is warmed by a gas central heating system and provides Evolution storm UPVC double glazed windows to most of the windows and a security alarm system. Hutton Rudby offers an excellent range of amenities including a village shop with post office and petrol station, Junior school, public houses, and doctors' surgery. The market towns of Stokesley and Yarm are accessible, as are transport links via the A19 road network.





GROUND FLOOR

HALLWAY INCORPORATING A STUDY AREA

With entrance door and side window with leaded lights. There is a range of bespoke fitted cupboards with shelving. Built-in storage cupboard, under stairs cupboard, solid wood flooring, ceiling downlighting, rear double glazed window and radiator. Staircase leading to the first floor.

CLOAKROOM/WC - 1.5m x 0.9m (4'11" x 2'11")

With high level WC and wash hand basin. Front facing window with leaded lights and downlighting.

LIVING ROOM - 5.6m (18'4") x 3.66m (12') plus bay

With attractive solid wood flooring, double glazed bay window to the front with additional side window. Radiator, ceiling downlighting and double doors returning to the hallway.

LOUNGE - 5.33m x 4.22m (17'6" x 13'10")

Stovax multi fuel integrated stove with granite hearth. Radiator in decorative cover, solid oak flooring and four double glazed windows. Internal door to the kitchen/dining room and sealed unit double glazed doors open to the rear garden.

KITCHEN/DINING ROOM - 7.87m (25'10") x 3.35m (11') plus recess

Offering a comprehensive range of wall and floor units with granite worktops incorporating a Belfast style sink unit with mixer taps. Built-in 'Rangemaster' range oven with extractor fan over, Limestone flooring with underfloor heating, double glazed windows, two roof vents, ceiling downlighting and double doors opening to the rear garden.

UTILITY ROOM - 2.87m x 2.16m (9'5" x 7'1")

Wall mounted Worcester boiler, plumbing for automatic washing machine, vent for tumble dryer and double glazed window to the front.

STUDY - 4.47m x 2.16m (14'8" x 7'1")

Radiator, double glazed window, downlighting and external access door.

FIRST FLOOR

SPLIT LEVEL LANDING

With radiator, roof window, feature window with leaded lights to the side elevation and built-in storage cupboard.



MASTER BEDROOM - 4.2m (13'9") plus bay x 3.84m (12'7")

With a double glazed bay window overlooking the rear garden and hills beyond, fitted wardrobes and radiator.

EN-SUITE SHOWER ROOM - 2.24m x 1.88m (7'4" x 6'2")

Corner shower enclosure, wash hand basin and low level WC. Attractive feature window with leaded lights and roof window. Tiled walls and floor with heated electric floor and chrome effect heated towel rail.

BEDROOM TWO - 4.4m (14'5") to robes x 3.73m (12'3")

Hammonds fitted wardrobes to one wall, two double glazed windows and radiator.

BEDROOM THREE - 3.5m x 3m (11'6" x 9'10")

Fitted wardrobes, radiator, and double glazed window.

BEDROOM FOUR - 4.34m x 2.29m (14'3" x 7'6")

Fitted wardrobes, radiator, and double glazed window.

BATHROOM - 3.15m x 2.34m (10'4" x 7'8")

Enclosed bath, wash hand basin in vanity unit and low level WC. Corner shower enclosure, tiled walls and floor with electric heated floor and chrome effect heated towel rail. Feature window with leaded lights and downlighting.

EXTERNALLY

GARDENS & GARAGE

The property occupies a plot extending to 0.31 acres, having a lawned front garden with a variety of shrubs and trees. An extensive gravelled driveway and car parking area lead to the larger than average garage with electric insulated roller door, power points and lighting. There is a further oak built car port/garage with space for two vehicles and having an EV charging point. A side access path with workshop/store leads to the rear of the house. The generous rear garden is not directly overlooked, being mainly laid to lawn with a variety of mature trees and shrubs, together with a lower level paved terrace, ideal for outdoor entertaining. To the far end of the garden there is a vegetable garden and cedar greenhouse.

TENURE - FREEHOLD

COUNCIL TAX BAND G

AGENTS REF: - DC/LS/YAR240109/05032024

VIEWING: By appointment through our Yarm office on
Tel: **01642 788878**





GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 2047 sq.ft. (190.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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