



## The Stables

Ainderby Road, Newsham Grange, Northallerton, DL7 9JR

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**The Stables**  
**Ainderby Road**  
**Newsham Grange**  
**Northallerton**  
**DL7 9JR**

**GUIDE PRICE: £699,950**

A substantial Barn Conversion set within private gardens with views over open countryside. This property is ideally located on the outskirts of Northallerton allowing easy reach to the town's amenities. The superb accommodation includes 5 bedrooms, 4 bathrooms and 2 large reception rooms. The property has been well maintained and renovated to an extremely high standard. .

- Beautifully presented Barn Conversion
- 5 Bedrooms
- 3 Ensuite Shower Rooms plus a Family Bathroom
- Private Garden & Open Countryside Views

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**Northallerton 01609 773004**





The property is accessed via a part glazed wooden door from the courtyard garden into a spacious entrance hallway with feature beamed ceilings, door to the garden and further door to the WC. Down a corridor to the left is a beautiful country style kitchen with beamed ceilings and two large feature windows overlooking the courtyard garden. There are cream coloured wall and floor units with walnut wood worktops, Belfast sink, tiled splashbacks and stone flooring. Integrated appliances include dishwasher, double electric oven, induction hob with extractor over and microwave. There is a large American style fridge freezer. A large kitchen island with matching units and granite worktops provides additional storage space as well as a breakfast seating area. Back through the corridor leads to a generously proportioned dining room with beamed ceilings, 2 windows to the courtyard, a large window to the garden and door to the living room. The large living room is perfect for entertaining and boasts engineered oak flooring, beamed ceilings and windows to three sides. To the right of the front door are steps leading up to the sleeping quarters of the property. There are five bedrooms in total, three of which are doubles with fitted bedroom furniture and beautifully installed ensuite shower rooms. The fourth bedroom is another double with fitted furniture and the fifth is currently used as a home office but is a generous single. Additionally there is a stylish house bathroom including bath with rainwater shower over, WC,

wash hand basin with vanity unit below, feature tiled flooring and gold bathroom fittings.

The courtyard garden is beautifully maintained and enjoys stone pathways and patio areas, interspersed with decorative gravel, raised beds and shrubs. There are recessed ground lights and a water feature.

The rear gardens are equally as impressive and afford a high level of privacy via high hedge boundary. There is a large lawned area, raised decking, mature borders and trees. A lovely stone patio area provides a perfect space for alfresco dining. There is off street parking for multiple vehicles both on the private gravelled driveway accessed behind timber double gates leading to the rear garden, in addition to further space available at the front of the property. This space is owned by The Stables but the neighbouring property, The Old Mill, has a right of access. There is also a detached double garage with electric power, light and water including plumbing for two washing machines and space for two tumble driers.

#### LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market

which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

#### SERVICES

Oil central heating is installed. Mains electricity, water & drainage.

#### TENURE

The property is FREEHOLD.

#### CHARGES

Hambleton District Council Tax Band F.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	27 F	
1-20	G		



#### AGENT'S NOTES

The neighbouring property, The Old Mill, has a right of access across the gravelled area to the front of The Stables.

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

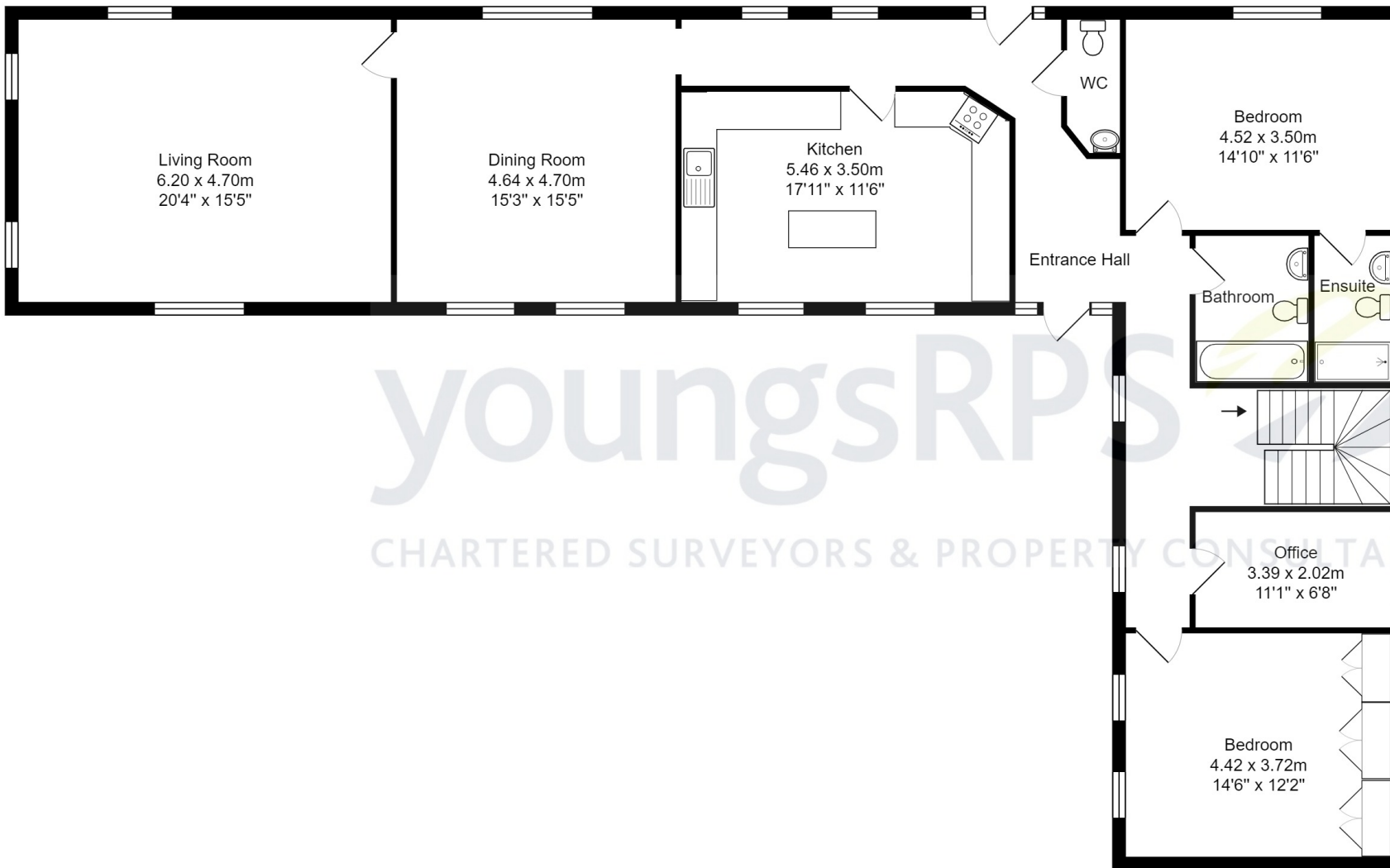




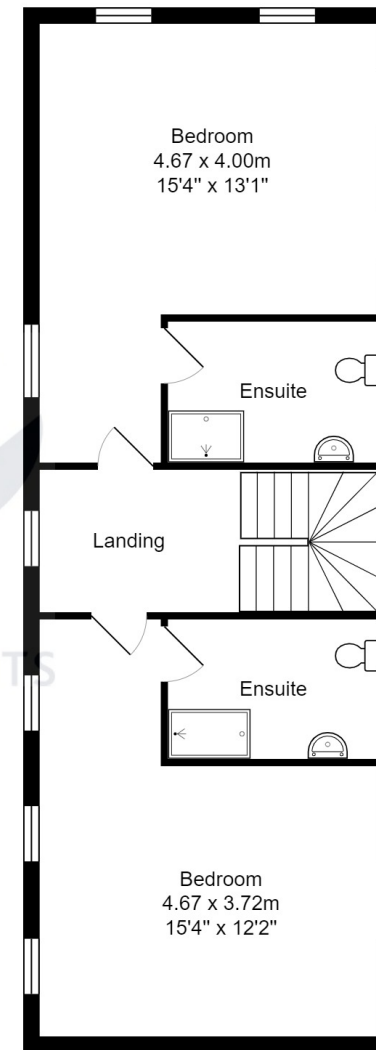




Ground Floor



First Floor



All measurements are approximate and for display purposes only.

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