



East Lane

Yafforth, Northallerton, DL7 0LN

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**The Mount
East Lane
Yafforth
Northallerton
DL7 0LN**

This substantial family home occupies a prime location in the village overlooking open countryside. The property benefits from spacious accommodation comprising a large open plan kitchen/dining/family room, living room, sitting room, study, utility room and downstairs bedroom/additional reception room with ensuite shower room. Upstairs there are four bedrooms and two bathrooms. Externally the property sits within a plot of almost 2/3 acre and also boasts a generously proportioned workshop and double garage.

- Substantial Detached Family Home
- Beautiful gardens totalling approx. 2/3 acre
- 5 Bedrooms
- 3 Bathrooms

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Youngs - Northallerton 01609 773004



A superb, characterful, detached family home with original features occupying a generous plot of approx. 2/3 acre in the popular village of Yafforth.

The property offers capacious interiors including an L-shaped open plan kitchen/dining/family room with oak wall and floor units, 1 1/2 bowl sink and drainer, Aga, integrated electric oven, dishwasher and fridge whilst other white goods can be plumbed into the Utility Room. A hallway of grand proportions runs through the centre of the house offering many original features and access to the living room, sitting room, utility and downstairs WC. There is an additional reception room/downstairs bedroom accessed off the family room which also benefits from an ensuite shower room.

An oak staircase provides access to an equally spacious landing with impressive stain glass window overlooking the rear garden. A door leads to the master bedroom with walk in wardrobe and wash basin which could easily be converted into an ensuite. There are two further double bedrooms and one single. All bedrooms are currently serviced by two bathrooms, one with a double shower enclosure and the other a bath. There is also a separate WC.

Externally, there is a beautiful lawned garden with mature borders, flowers and trees. A large paved patio area provides an

ideal space for alfresco dining. Additionally there is an outdoor conservatory accessed from the dining room, a large greenhouse, timber shed, bricked archway to a side garden and gate leading to the front of the property. To the rear of the plot is a large workshop with entrance hallway with stairs to the first floor and under stairs cupboard. There are two rooms with fitted storage and electric heating, in addition to a well-proportioned bathroom including a corner shower cubicle, bath, WC and wash hand basin with vanity unit below. To the first floor there is an open plan room with kitchen facilities and view over open countryside. The workshop could be easily converted to a 1/2 bedroom annexe, subject to relevant planning permissions. The double garage is spacious with an electric door, power & light. There is a long driveway with off street parking for several vehicles.

The low maintenance front garden is mainly paved with raised beds filled with mature plants and shrubs and is enclosed within a brick wall and iron fencing.

LOCATION Yafforth enjoys a lovely rural setting yet lies within drive of Northallerton making it convenient for all the amenities the town has to offer including the main line rail station. It is also just a short distance from both the A1 and A19 trunk roads which afford easy access to the region's major centres.

SERVICES Mains electricity, water and drainage are connected. The property benefits from solar panels which are owned outright. Oil-fired central heating boiler to radiators and also supplying hot water. The oil tank was installed in 2023.

TENURE The property is of Freehold title.

CHARGES North Yorkshire Council Tax Band F.

AGENT'S NOTES 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.



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