



WELBURY, NORTHALLERTON

PCM £1,995 PCM



Northallerton
Estate Agency



Thorn Tree

Northallerton, DL6 2RZ

An Immaculately Presented, Well Laid Out & Spacious, Completely Refurbished, Generously Proportioned 5 Bedroomed Farmhouse Situated in Quiet Yet Accessible Location Very Close to Excellent Transport Networks. Property is located in Welbury and is situated in a picturesque setting.

- **Desirable Picturesque Rural Location**
 - **Completely Refurbished**
 - **Oil Fired Central Heating**
 - **5 Bedroom Detached House**
 - **Double Garage**
- **Well Situated for Excellent Local Amenities**
 - **UPVC Sealed Unit Double Glazing**
 - **Attached Double Garage**
 - **Location - Welbury**
 - **Council Tax Band F**

Thorn Tree Farmhouse at Welbury is situated nicely set back from the minor road to Welbury and enjoys the benefit of a superb rural position together with panoramic views to the front over surrounding countryside and over to the Hambleton Hills.

Thorn Tree Farm at Welbury comprises a well laid out and spacious, immaculately presented, completely refurbished five bedroomed farmhouse which is brick built and rendered under a clay pantile roof which will enjoy to the front a nice area of lawn with Indian stone patio and pathway running around the property. The property will enjoy hardstanding for a number of vehicles and has an attached double garage. To the rear is an area of low maintenance substantial Indian stone flagging.

Internally the property enjoys UPVC sealed unit double glazing and oil fired central heating. It has enjoyed complete refurbishment by the present owners to include new electrics, plumbing, floor and wall coverings and quality fitted kitchen, bathroom, shower room and utility room.

The property will appeal to those looking for home working having a generously proportioned office which could provide for additional residential accommodation.

Viewing is essential to appreciate this well presented, rural property with rustic surround & charm

In through UPVC sealed unit double glazed composite front door into:

Entrance Hall

5.89m x 1.24m (19'4" x 4'1")

With laid wood laminate floor. Original wall mounted shelving. Centre ceiling light point. Double radiator. Door to:

Sitting Room

4.74m x 4.29m (15'7" x 14'1") max

With central chimney breast with stone flagged hearth and hearth mounted wood burning stove. Centre ceiling light point. Double radiator. TV and telephone point. Views out onto front garden. Door to:

Sun Lounge

9.11m x 3.66m (29'11" x 12')

With three centre ceiling light points. Two double radiators. Three bay windows. Additional windows to the end providing a high degree of natural light. Door through to:

Boiler Room

3.68m x 1.47m (12'1" x 4'10") overall

With a floor mounted Firebird system C35 oil fired central heating boiler. Step up to:

WC

1.57m x 1.22m (5'2" x 4')

Duoflush WC. Wash basin Ceiling light point. Dimplex wall mounted heater. Tiled floor.

Door from rear the Garden Room gives access to:

Pantry

3.52m x 2.30m (11'7" x 7'7")

Tiled floor. Wall mounted base and wall cupboards. Wood effect work surfaces. Ceiling light point. Door back through into:

Inner Hallway

2.25m x 1.13m (7'5" x 3'9")

Wood laminate floor. Door to:

Utility Room

2.33m x 1.42m (7'8" x 4'8")

Wood laminate floor. Base unit with cupboard storage under. Wooden effect work surface with single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Stairs to First Floor. Door through to:

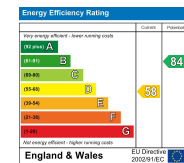
Kitchen/Diner

8.03m x 4.90m (26'4" x 16'1")

Nicely delineated into living and kitchen areas. Kitchen enjoying a good range of modern soft close base and wall cupboards. Wood effect work surfaces with single drainer, single bowl sink unit with mixer tap over. Space and plumbing for dishwasher. Unit matched



Call us to arrange a viewing on **01609 771959**



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