

Bay Tree House, Kiplin



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Offers in The Region of: £440,000

Sitting in the historic Hamlet of Kiplin, Baytree House is an impressive Georgian property set in mature gardens and retaining a wealth of period features. To the ground floor there is a sitting room, a drawing room, a dining room, a kitchen, a garden room, a utility room and a cloakroom with the first floor featuring four double bedrooms and a bathroom. Externally there are mature gardens, a quiet seating terrace and parking. Having excellent potential to create a first class family home it is being offered CHAIN FREE and an early inspection is strongly recommended!



Entrance Hallway:

The large welcoming hallway is accessed through a timber panelled door and features inset coir matting, two radiators, a storage cupboard and a feature staircase with an arched window to the rear of the property.

Drawing Room:

A large room set around an impressive fireplace with an Adams style surround and a marble hearth. There is a ceiling rose and coving, a TV point, a radiator and a large bay window with a window seat having a lovely aspect overlooking the garden.

Sitting Room:

Another generous reception room which has a ceiling rose and coving, a radiator, an original fireplace with an Adams style surround and a marble hearth and a pair of doors that open out to the garden.

Dining Room:

With ample space for family dining and entertaining, there are two radiators, a sliding sash window and a pair of doors to the side of the property.

Kitchen:

Fitted with a range of wall and base units with complementing countertops. Integrated into the units is an Aga. The floor features terracotta tiling and there is a sliding sash window to the side with an open aspect.

Garden Room:

Having a stone flagged floor, a door to the garden and a door to the rear of the property.

Utility Room:

A large utility which is fitted with a range of units and a sink. There is plumbing for a washing machine and a sliding sash window to the side of the property.

Pantry:

With fitted shelving, stone flagged flooring and a window.

Cloakroom:

Fitted with a WC and a wash hand basin.

First Floor Landing:

With a radiator and a window to the rear of the property.

Bedroom:

A large double bedroom having an original fireplace, a TV point, a radiator and two sliding sash windows overlooking the garden.

Bedroom:

A large double bedroom with an original fireplace, a built in wardrobe, a radiator and a sliding sash window overlooking the garden.



Bedroom:

A double bedroom with an original fireplace, a built in wardrobe, a radiator and a sliding sash window to the side with a lovely open aspect.

Bedroom:

A double bedroom with a range of fitted wardrobes, a radiator and a sliding sash window to the side of the property.

Bathroom:

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin. There is an airing cupboard, loft access, a heated towel rail and a window.

External

Bay Tree House sits in a tranquil location with mature well stocked gardens running to the front of the property.

To the side there is a paved seating area with a lovely open aspect overlooking Kiplin Hall gardens.

To the rear there is a small walled patio area.

Adjacent to the property there is a block paved parking area for two cars.





Additional Information

The postcode is DL10 6AT and the Council Tax Band is F.

The oil fired boiler is located in the utility room.

Drainage is to a septic tank.

Kiplin is a small Hamlet famous for the historic Kiplin Hall and Gardens. It is conveniently located between Richmond and Northallerton and is close to the village of Scorton which provides amenities including a primary school, a post office, a doctors surgery and two pubs.

The village is close to main transport routes including the A1 motorway which connects to the A66 for westbound travel, and for access to Leeds, Newcastle and main line train stations at Darling and Northallerton.



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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.

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