



A GOOD FAMILY HOUSE WITH LAND AND STABLES IN A FAVOURED LOCATION

NAMENS LEASES HOUSE, ALDBROUGH ST JOHN, RICHMOND, NORTH YORKSHIRE, DL11 7AE

savills

A GOOD FAMILY HOUSE WITH LAND AND STABLES IN A FAVOURABLE LOCATION

ALDBROUGH ST JOHN, RICHMOND, NORTH
YORKSHIRE, DL11 7AE

Darlington 7 miles, Richmond 6 miles, Barnard Castle 13 miles,
Middlesbrough 23 miles, Durham 31 miles, Newcastle 44 miles,
York 51 miles, Leeds 60 miles. (all distances are approximate)

Description

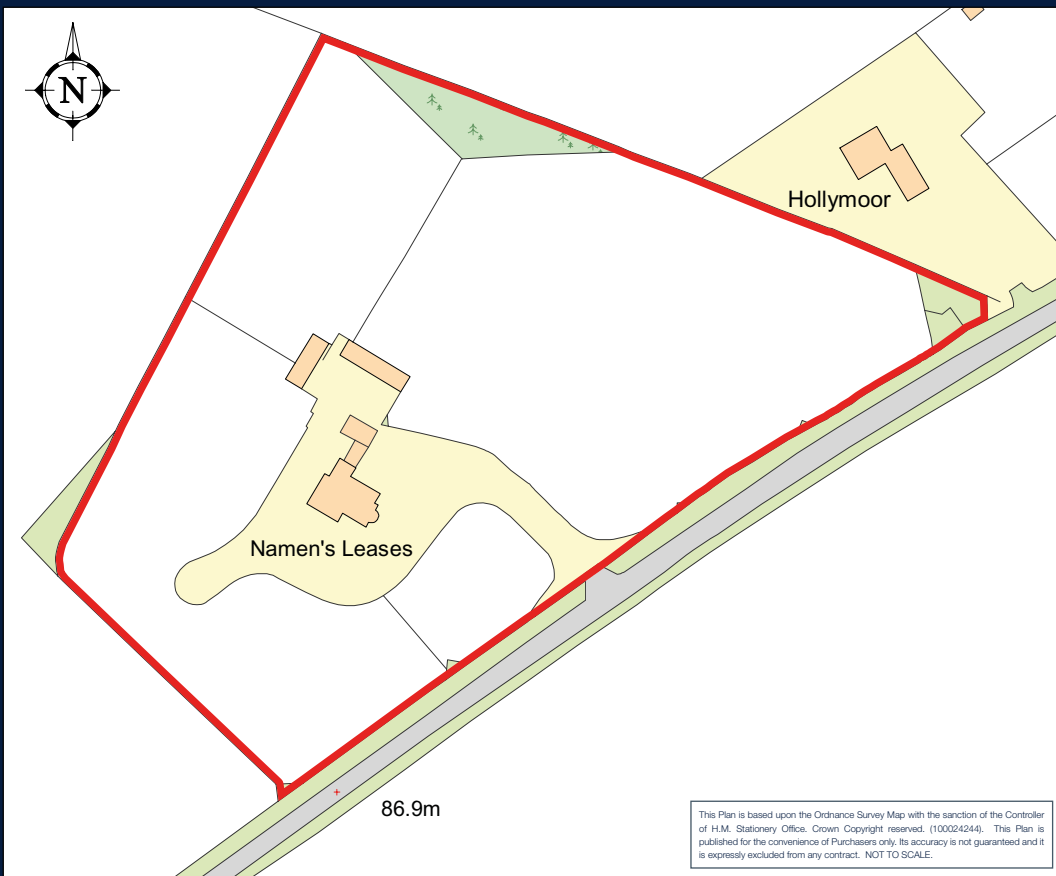
Namens Leases is a good quality, modern detached house built in the 1960's for the vendors' family and occupies a spacious, private site and enjoys some fine outlooks over the surrounding countryside.

The house requires some updating and modernisation but offers attractive and well planned accommodation over two floors and the standard of the original build is evident in the quality of the internal features including hardwood floors, doors, cornices, the staircase and sitting room fireplace.

The house is approached by a formal tree lined driveway to a large parking area and turning circle. There are formal garden grounds to three sides comprising lawns and mature trees. A carport, a good double garage, fuel store, dog kennels and an old summerhouse adjoin the house.

To the north east of the house is a stable yard with hard and grassed areas and with a brick built range of 5 stables and a secure store/tack room and with an adjoining midden.





There is a further useful steel portal framed building with an open fronted store, feed store and loose box.

The house, gardens and stable yard (0.84 acres) are surrounded by 4 grass paddocks extending to 5.45 acres or thereabouts, including some small wooded areas. The whole site extends to 6.29 acres or thereabouts.

Further land may be available by separate negotiation.

Situation

Well positioned off Dere Street (B6275), running between the A67 and the A1M, Namens Leases is well placed for easy access to the regional and national road network with the A1M (Junction 56) within a 5 minute drive and the A66 trans Pennine route at Scotch Corner within a 10 minute drive. The local and national rail network can be accessed at Darlington. Durham Tees Valley airport is within a half hour drive and Newcastle and Leeds Bradford Airports are both readily accessible.

Darlington, Richmond and Barnard Castle offer a broad range of schools, shops, supermarkets, social, cultural and professional services

and the area is very well served with numerous recreational facilities and attractions and within easy travelling distance of the Yorkshire Dales, the North York Moors and the Lake District National Parks.

Aldbrough St John is a charming North Yorkshire village arranged around a traditional Green.

General Information

Tenure

Freehold with vacant possession.

House Name

The house was built as the main farmhouse for Namens Leases Farm, situated off Brick Kiln Lane, Aldbrough St John. The farm remains and retains the Namens Leases name and has residential property on site. To avoid confusion once the two elements are in separate ownership the purchaser will be required to formally rename the property within 3 months of completion of the sale, excluding words in the current title.

Services

Mains electricity and water are connected. Drainage is to a private system. There is extensive double glazing. There is an oil fired ducted air heating system.

EPC

Rating F.

Viewing

Strictly by appointment through Savills' Darlington Office.

Solicitors

McGarry and Co
21 Galgate, Barnard Castle DL12 8EQ
t. 01833 600160

Brochure prepared September 2018.
Photographs taken July and October 2018.

FLOORPLANS

Gross internal area (approx):
2,930 sq.ft / 272 sq.m



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100024244). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E			
(21-38) F		25	
(1-20) G			
Not energy efficient - higher running costs			