

ROSSENDALE HOUSE, INGLEBY ARNCLIFFE, NORTHALLERTON, NORTH YORKSHIRE, DL6 3LZ



- ▲ Stone Built Detached Residence
- ▲ Private Plot of 0.26 Acres Overlooking Farmland to the Front & Rear
- ▲ 32ft Stunning Fitted Kitchen Family Room Fitted by Neptune with Separate Pantry & Utility Room
- ▲ 23ft Living Room with Multifuel Burning Stove & Original Parquet Flooring
- ▲ Modern Garden Room with French Doors Overlooking the Front, Side & Rear Mature Gardens
- ▲ Four Double Bedrooms, Master with En-Suite & Walk-In Wardrobe
- ▲ Three Bathrooms & Ground Floor WC
- ▲ Beautiful Entrance Hall with Large Oak Entrance Door
- ▲ Parking for Five to Six Cars Leading to a Detached Garage
- ▲ Septic Tank Replaced in 2025
- ▲ Easy Access to the A19, Ideal for Commuting
- ▲ Walking Distance to Local Coffee Shop & Pub

Offers Over £775,000

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A stone built detached residence located in the sought after village of Ingleby Arncliffe. Refurbished and modernised internally with no expense spared and occupying a fabulous plot of 0.26 acres with open views over farmland to the front and rear elevations. Features include a stunning 32ft open plan kitchen family room fitted by Neptune with separate utility and pantry, two reception rooms and additional garden room, four double bedrooms, master with walk-in wardrobe and en-suite, second floor bedroom and additional bathroom, two driveways offer parking for approximately five to six cars and a detached garage. We are anticipating a large amount of interest in this property so please call our Nunthorpe Office to arrange your viewing appointment today.

GROUND FLOOR

ENTRANCE HALL - With large oak entrance door, natural stone flooring and staircase to the first floor with central tread.

GROUND FLOOR WC - With low level WC, wash hand basin, natural stone flooring and chrome heated towel rail.

LIVING ROOM - 7.26m x 3.66m (23'10" x 12')
With original parquet flooring, natural sandstone fireplace with inset multifuel burning stove, and single access door to the garden room.

GARDEN ROOM - 5.1m x 3.15m (16'9" x 10'4")
With fully insulated ceiling, skylight and French doors open to the side mature garden.

OPEN PLAN KITCHEN FAMILY ROOM - 9.88m x 4.24m (32'5" x 13'11")
No expense has been spared when creating this fabulous family area with a range of shaker design fitted units and 22mm granite work surfaces fitted by Neptune. Appliances include a large electric AGA which heats the room beautifully through the winter and features a large oak canopy, electric oven, induction hob with pop up extractor, wine cooler, integrated dishwasher and there is space for an American style fridge freezer. Natural stone flooring flows throughout the room and a skylight floods the area with natural light. Multifuel burning stove with exposed brick slips and oak beam over and large front window with wooden shutters.

PANTRY - With shaker design fitted units, granite work surfaces, shelving with LED lighting and natural stone flooring.

UTILITY ROOM - 2.26m x 1.83m (7'5" x 6')
With a range of shaker design units fitted by Neptune with granite work surfaces, plumbing for washing machine and dryer, and access to the dining room with useful storage space.

TO VIEW: Tel: 01642 955625
95 Guisborough Road, Nunthorpe, TS7 0JS

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DINING ROOM - 5.61m x 4.88m (18'5" x 16')

With French doors to the front garden.

REAR PORCH - With access to the front and rear elevations.

FIRST FLOOR

LANDING - A large landing space flooded with natural light with double storage cupboard.

BEDROOM ONE - 4.24m x 3.76m (13'11" x 12'4")

EN-SUITE SHOWER ROOM - Comprising shower cubicle, low level WC, wash hand basin and part tiled walls.

WALK-IN WARDROBE - With hanging space and shelving.

BEDROOM TWO - 4.27m x 3.48m (14' x 11'5")

With dual aspect windows with wooden shutters and built-in wardrobe.

BEDROOM THREE - 4.27m x 2.97m (14' x 9'9")

With dual aspect windows and built-in wardrobe.

BATHROOM/WC - 2.36m x 2.08m (7'9" x 6'10")

Comprising bath, shower cubicle, low level WC, wash hand basin set into vanity style unit, and tiled walls and floor.

SECOND FLOOR

BEDROOM FOUR - 4.27m x 4.2m (14' x 13'9")

With four Velux windows.

SEPARATE WC

BATHROOM - 4.2m x 4.04m (13'9" x 13'3")

Comprising central oval freestanding bath, vanity wash hand basin, shower cubicle and four Velux windows.

EXTERNALLY

GARAGE - 4.34m x 3.68m (14'3" x 12'1")

A stone built detached garage with electric supply and rear woodshed.

PARKING, GARAGE & GARDENS - Externally the property occupies a plot of approximately 0.26 acres with double gated access to a gravelled driveway offering parking for approximately four cars leading to a detached garage. To the front elevation there is a mature garden enjoying views over farmland with large patio, gazebo style seating area with access from the dining room and a large oak open porch. The mature side garden features well-appointed borders and to the rear there is a private area with lawn, patio, mature tree borders, large sand pit, access to the wood store, raised patio area, ideal for enjoying the morning sun, vegetable patches and compost heap.

SECTION 21

In accordance with Section 21 of the Estate Agents Act we hereby disclose an interest is declared in so much as the seller is an employee of Michael Poole Estate Agents.

AGENTS REF: - DP/LS/NUN260206/11032026

Council Tax Band: G **Tenure:** Freehold



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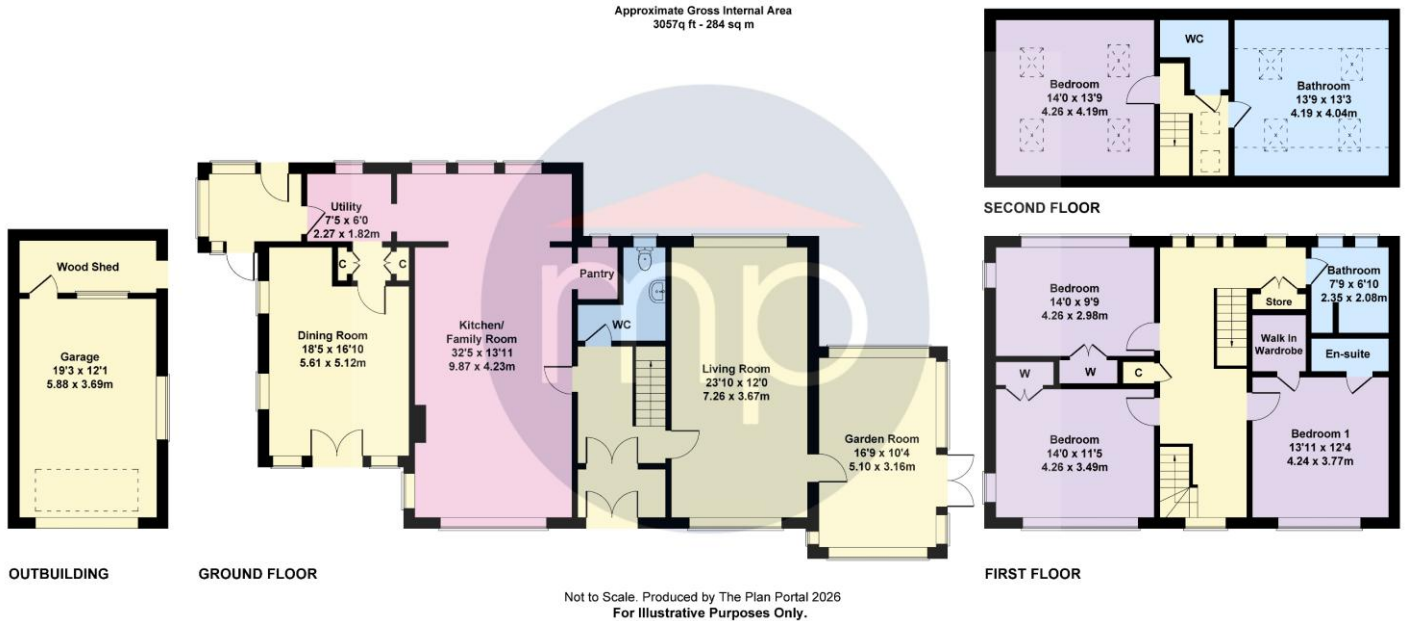


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Rossendale House

Approximate Gross Internal Area
3057q ft - 284 sq m



The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



TO VIEW: Contact our Nunthorpe Office on Tel: **01642 955625**
95 Guisborough Road, Nunthorpe, TS7 0J5