



4 CHURCH GARTH, GREAT SMEATON
NORTHALLERTON, NORTH YORKSHIRE, DL6 2HW



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Great Smeaton, Northallerton, North Yorkshire, DL6 2HW

A beautifully renovated four-bedroom family home, situated in a peaceful cul-de-sac within the popular village of Great Smeaton. Stylishly upgraded by the current owners to an exceptionally high standard, the property combines generous and versatile accommodation with a superb kitchen, luxurious bathroom facilities, landscaped gardens and excellent potential to further increase the living space within the substantial loft.

- Detached Family Home
- Four Bedrooms
- Master Bedroom with En suite
- Garage and Driveway

Offers Over £550,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A welcoming entrance porch leads into the generous hallway, which immediately sets the tone for the quality and attention to detail found throughout the property. The hallway features an attractive oak staircase with glazed balustrade, engineered oak flooring, a useful understairs cupboard and a stylish downstairs WC.

The heart of the home is undoubtedly the impressive kitchen/diner, which has been beautifully fitted with a range of navy wall and floor units, granite work surfaces and matching splashbacks. A fabulous walk-in pantry provides excellent storage, while integrated appliances include an eye-level double electric oven, dishwasher, full-size fridge, separate under-bench freezer and wine fridge. A sociable breakfast bar provides seating for four, with ample space for a dining table and chairs. French doors open directly onto the rear garden, making this a wonderful space for both everyday family life and entertaining. Underfloor heating adds further comfort.

A useful utility room is accessed directly from the kitchen and continues the high standard of finish, with matching cabinetry and granite work surfaces to complement the kitchen. There is plumbing for a washing machine, space for a tumble dryer and a further door providing access to the garden. The utility room also benefits from underfloor heating. The property also benefits from two generous reception rooms. The main living room enjoys dual aspect windows and a log-burning stove with attractive timber mantel, creating a warm and inviting space. The second reception room is currently used as a home office but offers excellent versatility and could equally serve as a playroom, formal dining room, snug or ground floor bedroom.

To the first floor, a spacious landing provides access to four double bedrooms. One of the bedrooms is currently arranged as a walk-in wardrobe but could readily be returned to its original use as a bedroom if required. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite shower room, comprising a walk-in shower enclosure, vanity wash hand basin and WC. The remaining bedrooms are served by an equally impressive family bathroom, fitted with a freestanding bath, walk-in shower, WC and vanity wash hand basin. Underfloor heating is also provided to the principal en-suite and family bathroom.

A particular feature of the property is the substantial loft space, which is currently accessed from the first-floor landing and comprises two separate attic rooms. Subject to the necessary planning and building regulations consents, this offers exciting potential to create further accommodation, potentially including two additional double





bedrooms and a shower room.

Externally, the rear garden has been thoughtfully landscaped to create an attractive and highly usable outdoor space. Resin pathways lead around the garden to a raised patio with a superb outdoor kitchen, complete with BBQ and fridge, making this an ideal area for entertaining during the warmer months. The garden is enclosed by timber fencing and includes raised planters, a greenhouse and a variety of mature plants and shrubs.

To the front, a resin driveway provides off-road parking for several vehicles and leads to the attached double garage, which benefits from electric doors. The resin driveway complements the matching pathways and finishes found throughout the outside space. The remainder of the frontage is principally laid to lawn with mature hedging, trees and shrubs, complemented by low brick walling. This is an exceptional family home which has been comprehensively renovated and beautifully maintained, offering a rare combination of quality, space, versatility and further potential in a sought-after village setting.

LOCATION

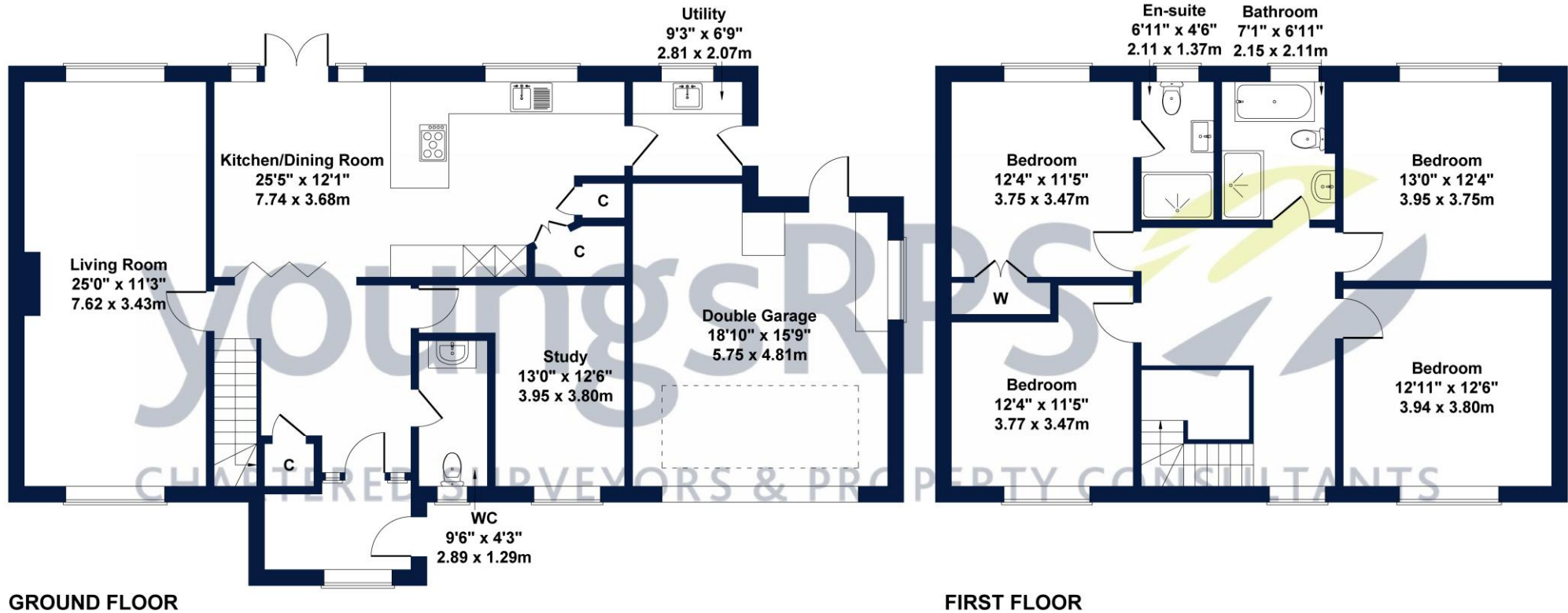
Great Smeaton is a charming and well-regarded North Yorkshire village, ideally positioned between the market towns of Northallerton and Darlington. With its attractive village setting and strong sense of community, the village offers a peaceful rural lifestyle whilst remaining conveniently placed for everyday amenities and commuting.

The village itself benefits from a traditional public house, primary school, village hall and historic church, with the surrounding countryside providing an attractive setting for walking and cycling. The nearby market town of Northallerton, approximately 7 miles away, offers an excellent range of shops, supermarkets, cafés, restaurants, leisure facilities and educational provision, together with a mainline railway station providing excellent connections further afield.

Great Smeaton is particularly well placed for access to the wider road network, with the A167 running through the village and convenient links to the A1(M) and A19. Darlington, Yarm and the wider Teesside area are also readily accessible, making the village an appealing choice for those looking to enjoy a rural setting without compromising on connectivity.

4 Church Garth, Great Smeaton, DL6 2HW

Approximate Gross Internal Area
2239 sq ft - 208 sq m



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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Northallerton 01609 773004



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