



LOW BARN
Ravensworth, North Yorkshire



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LOW BARN

TOFTA FARM, RAVENSWORTH, NORTH YORKSHIRE, DL11 7ER

THIS BEAUTIFUL AND SPACIOUS PROPERTY IS LOCATED IN THE PICTURESQUE VILLAGE OF RAVENSWORTH, NORTH YORKSHIRE. IT BOASTS TWO SUBSTANTIAL RECEPTION ROOMS, FOUR BEDROOMS, THREE BATHROOMS, GYM, GAMES ROOM/BAR AND ADDITIONAL LIVING SPACE PROVIDING AMPLE ROOM FOR COMFORTABLE AND ADAPTABLE LIVING OPPORTUNITIES

THE TIERED GARDEN IS AN EXQUISITE SPOT TO ENJOY THE OUTDOORS, WITH A RANGE OF SEATING AREAS AND STUNNING FAR REACHING COUNTRYSIDE VIEWS TO THE REAR.

LOCATED IN A PEACEFUL VILLAGE SETTING, YET STILL WITHIN EASY REACH OF LOCAL AMENITIES AND COMMUNITY EVENTS.

Accommodation

Large Kitchen/Family Room • Lounge/Dining Room with Picture Window
Master Bedroom with Ensuite • Guest Bedroom with Ensuite • Two Further Bedrooms
with Jack and Jill Bathroom • Gym • Home Office/Garden Room
Games Room with Built in Bar • Utility/Laundry room • Pantry with Walk-in ColdStore

Externally

Double Garage • Additional Off-street Parking • Beautifully maintained tiered gardens
featuring mature planting, lawns, numerous seating and entertaining areas with stunning far-
reaching views to fields and countryside beyond



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Location

Ravensworth is conveniently positioned close to the historic market towns of Richmond (5 miles) - gateway to the Yorkshire Dales and Barnard Castle (8 miles) both with a good range of amenities. Easy access to the A66 trans Pennine route and the A1M at Scotch Corner (6 miles) means that Newcastle, Leeds, the Lake District and M6 motorway are all within a 1 hour drive. The east coast mainline station at Darlington is a 15 minute drive.

The village has a popular pub and primary school with pre-school. There are 2 farm shops within walking distance and scenic walking and cycling routes from the doorstep.

Two good secondary schools are available in Richmond with independent education offered at Barnard Castle School.

Accommodation

The beautiful property benefits from high quality features throughout and a stunning garden with far reaching countryside views and numerous seating areas. The driveway provides ample parking for 2 cars with the addition of a double garage.

The living accommodation comprises two large and adaptable reception rooms including kitchen/family room and large lounge/dining room with stunning views, utility/laundry room, pantry with walk in cold store, Master bedroom with ensuite, guest bedroom with ensuite and two further bedrooms with Jack and Jill bathroom. The property also comprises a home office/garden room, gym, games room/bar and offers an array of flexible accommodation.

Ground Floor

The property's impressive hallway provides access to the ground floor accommodation, comprising triple aspect L-shaped lounge/diner and double height dining area with Velux skylights, features include oak wood flooring, stone fireplace with log burner, picture window overlooking the garden with far reaching countryside views and French door from the dining area to the garden.



The double garage is also accessed from the hallway and has additional access direct to the garden. There is a ground floor cloakroom WC and stone stairs leading off the hallway to the lower ground floor accommodation.

The large ground floor kitchen/family room houses contemporary wall and base units, granite worktops, butler's sink, Calor gas hob with extractor hood, double fan electric oven, space for Aga, breakfast bar with additional seating area and central island housing additional sink unit. With ample space for a large dining table and access via spiral staircase to the lower ground floor pantry with walk-in cold store, the kitchen also provides further direct access to the garden via an attractive stable door.

Lower Ground Floor

Stone stairs from the ground floor hallway lead down to the lower ground floor accommodation featuring a large home office/ garden room with ample desk space, stone flooring, feature stone fireplace with space for a log burner and doors leading to the garden. Leading off the garden room is a room currently used as a gym with beech wooden flooring. Also on this floor is a large games room with built in bar, oak flooring and windows to the garden. A corridor leads to a large utility/ laundry room with base and wall units, sink unit and space for washing machine and tumble dryer. There is also a cloakroom WC on this floor. The corridor finally leads on to the pantry, with floor to ceiling shelving, sink and base unit and the door to the cold store. The pantry leads to the ground floor kitchen via a spiral staircase.



First Floor

The first floor is accessed from the main entrance hall via an ash staircase to the spacious landing with additional eaves storage and Velux windows with views to the rear. The master bedroom has built in wardrobes and comprises ensuite with WC, sink with vanity unit, super deep bath and separate double shower. The second bedroom/guest suite is a light and bright room comprising ensuite bathroom with bath and shower above. It has additional storage and Velux

skylights to the rear. Two further bedrooms share a Jack and Jill bathroom with large shower unit, WC and vanity sink unit.

Externally

The driveway provides ample parking for 2 cars with the addition of a double garage.

To the side and rear of the property, the beautifully well-tended tiered garden showcases a lawn, mature planting, various seating areas, pond, raised beds for fruit and vegetables and has far reaching views across open fields and countryside.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Council Band

North Yorkshire Council - Tel: 01748 829100

For Council Tax purposes the property is banded F.

Services

Oil fired central heating, mains water, drainage and electric.

Wayleaves, Easements & Rights of Way

Low Barn is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.

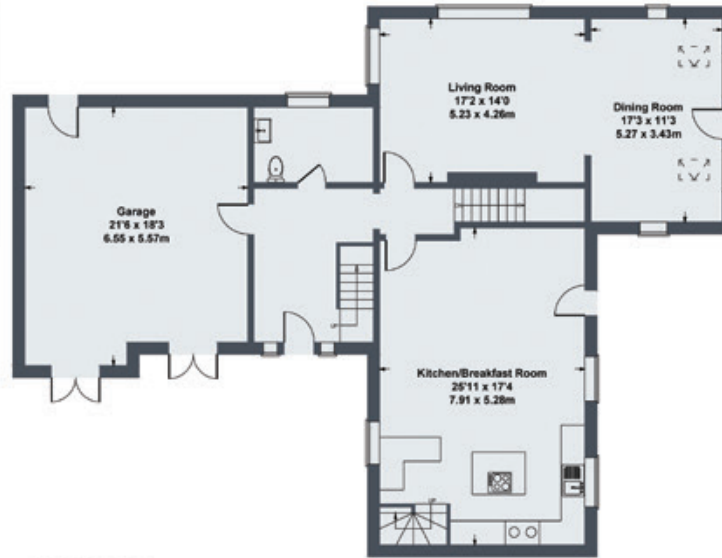


Low Barn, Ravensworth

Approximate Gross Internal Area
4175 sq ft - 388 sq m



LOWER GROUND FLOOR



GROUND FLOOR



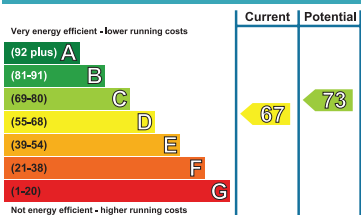
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating



DISCLAIMER NOTICE:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2024

Photographs taken: June 2024