



THE OLD SCHOOL
East Rounton, Northallerton



GSC GRAYS
PROPERTY • ESTATES • LAND

THE OLD SCHOOL

EAST ROUNTON, NORTHALLERTON, DL6 2LA

FORMERLY THE VILLAGE SCHOOL, THIS SUBSTANTIAL, GRADE II LISTED, FOUR BEDROOM DETACHED PROPERTY IS FULL OF CHARACTER AND OFFERS EXCELLENT ACCOMMODATION, NOW IN NEED OF A PROGRAMME OF REFURBISHMENT AND RENOVATION.

LOCATED IN THE QUIET VILLAGE OF EAST ROUNTON, THE PROPERTY ENJOYS PRIVATE ALTHOUGH NOW SOMEWHAT OVERGROWN GARDENS AND GROUNDS OF AROUND THREE QUARTERS OF AN ACRE WITH A DOUBLE GARAGE, WORKSHOP AND TWO STABLES.

Accommodation

Entrance Vestibule • Sitting Room • Living/Dining Room
Conservatory • Family Kitchen • Rear Lobby • Utility Room
Four Double Bedrooms • Two Bathrooms

Externally

Extensive and Private Gardens • Gated Gravel Driveway for Multiple Vehicles
Oversized Garage with Integral Workshop • Two Stables



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Situation and Amenities

East Rounton is in a delightful rural location situated just off the A19 road link. This vibrant, friendly village boasts a wealth of arts and crafts buildings, including Philip Webb model farm, along with a village hall and the listed church of St Lawrence. There is a thriving farm shop known as 'Roots' and Dark Stars Plants is located within the walled gardens. The surrounding villages of West Rounton, Appleton Wiske and East Harlsey all provide various further amenities.

Stokesley 11.6 miles, Northallerton 9 miles, Middlesbrough 14 miles, Darlington 15 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International Airports: Teesside, Newcastle and Leeds Bradford.

The Old School

The Old School stands handsomely in a substantial plot of 0.76 acres and is now in need of complete refurbishment throughout. Full of potential to renovate and bring back to its former glory, this impressive family home offers excellently-sized accommodation and is located on the edge of the village, overlooking open countryside.

Externally, the double garage and workshop, along with the two stables, offer further flexibility.



Accommodation

The entrance vestibule has windows to the front and side with plenty of space to store coats and shoes. A step up from the entrance hall take you through to the sitting room: a large, welcoming area with exposed floorboards, a fireplace with stove and three windows overlooking the gardens.

From the sitting room, a door takes you through to a wonderful living or dining room which is flooded with light from dual aspect windows and has exposed floorboards, access to both the conservatory and the kitchen and a staircase to the first floor with a storage cupboard underneath.



The family kitchen is again an impressive size but is now in need of some attention. It overlooks the front gardens and features a range of units and a central island with granite worktops. A doorway from here takes you through to the rear lobby, with onward access to the utility room and out to the driveway and gardens.

The substantial conservatory has double doors out to the gardens.

The first-floor landing provides access to four double bedrooms with both the front and rear having potential as master bedrooms, dependant on your preference. The two family bathrooms are accessed from opposite ends of the landing with the rear bathroom offering potential to be incorporated into a luxurious master suite.

Externally

Access to the property is via double gates which open up to a large, gravelled driveway providing plenty of parking and a turning space.

The substantial gardens back onto open farmland and include a raised patio area. Currently overgrown, they offer those with green fingers the opportunity to create a gardener's dream, wrapping around the whole property as a complete blank canvas.

Stables

A detached timber stable block provides two stables with power.

Garage and Parking

Incorporated with the double garage, there is a workshop with a courtesy door.

Agent's Note

Since becoming vacant, The Old School has fallen into some disrepair with some water leak damage along with areas of damp. The property needs updating and refurbishment throughout.



Village Life

Beautifully tucked away from it all yet wonderfully accessible, East Rounton village enjoys a tranquil feel enhanced by plenty of green space along with excellent access to the regional travel network.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays.
Telephone: 01748 829 217.

Local Authority

North Yorkshire Council. Council tax band G.

Services

Mains electricity, oil fired heating, main water and drainage.

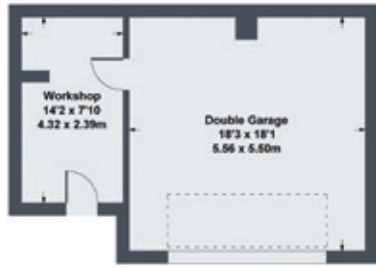
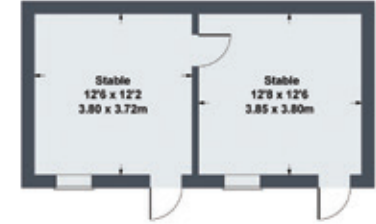
Wayleaves and Covenants

The Old School is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

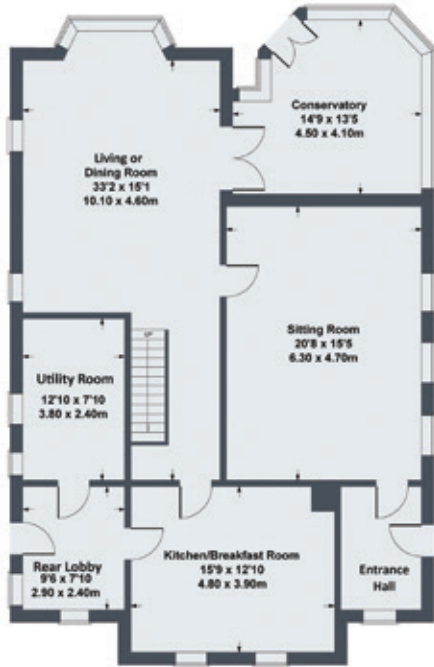


The Old School, East Rounton, Northallerton, Yorkshire, DL6 2LA

Approximate Gross Internal Area
3166 sq ft - 296 sq m



OUTBUILDINGS



GROUND FLOOR

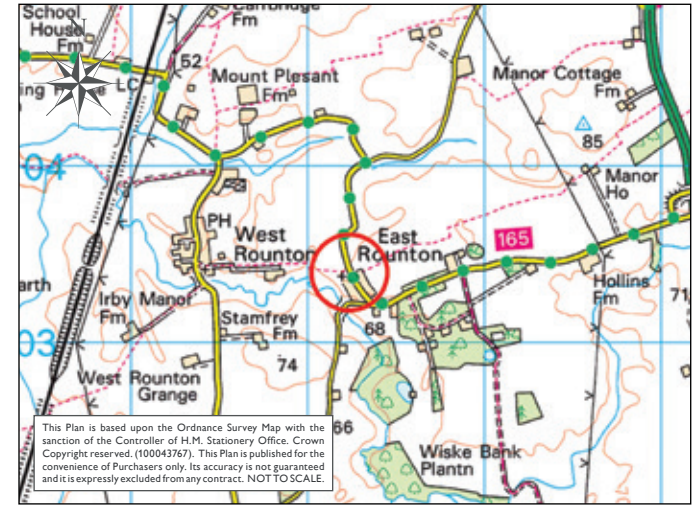


FIRST FLOOR

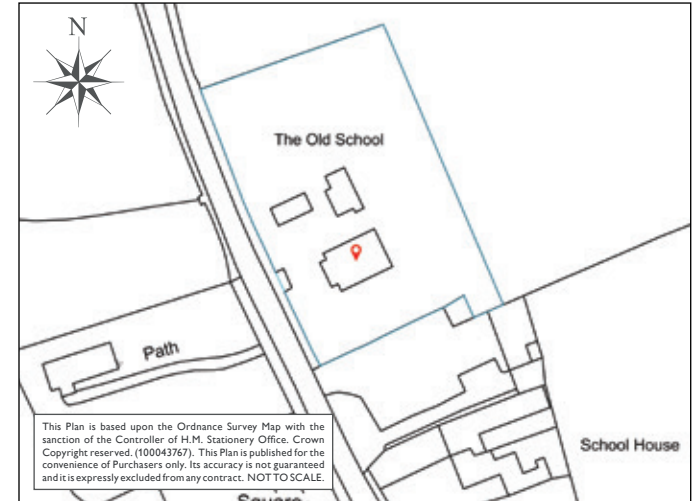
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		74
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2024

Photographs taken: June 2024