



3 BLACK HORSE LANE
Swainby, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

3 BLACK HORSE LANE

Northallerton, North Yorkshire, DL6 3EQ

3 Black Horse Lane in Swainby is an immaculate, four bedroom home which has been modernised and extended to provide exceptional, open-plan family living accommodation with upgraded air source heating, solar PV and an additional large loft room.

ACCOMMODATION

This excellent, extended and modernised family home offers immaculate family living accommodation with solar PV panels and air source heating, creating an energy efficient home for the future.

The accommodation is impressive and flexible with modern, open-plan living, an extended, family-friendly kitchen and breakfast room along with plenty of bedroom options and a superb loft room.

Outside there are gardens to the front and rear with a private, gated parking area for multiple vehicles.

** A large equestrian barn with 4 stables and 7 Acres located in Whorlton is available by separate negotiation **



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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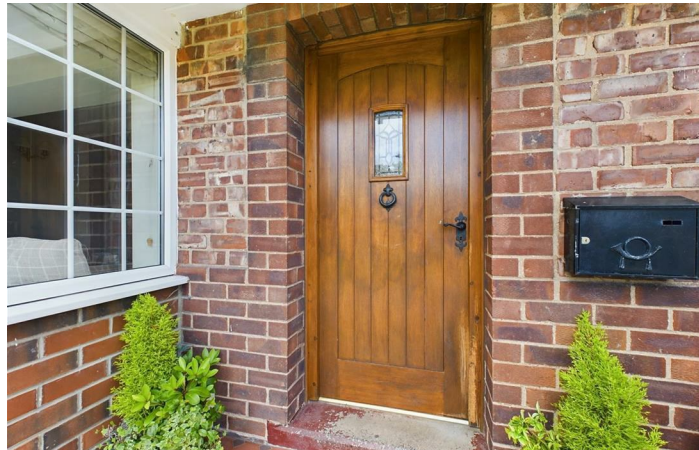
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Situation and Amenities

Swainby sits just inside the North Yorkshire Moors National Park, with Scugdale Beck running through the village against the backdrop of the Holy Cross Church. The characteristics of the village and surrounding area consist of traditional Yorkshire dry stone walls, sweeping hills, sheep, heather and moor land. There is a local shop, tea room. The Rusty Bike Cafe and two pubs, both serving food. The Cleveland Way and National Cycleway pass through the village and there are a number of bridle paths close by.

Stokesley 5 miles, Northallerton 8 miles, Middlesbrough 14.5 miles, Darlington 20 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 International, Newcastle and Leeds Bradford.





Accommodation

The entrance to the property is via an attractive timber storm porch, with a door leading into the entrance hall. The entrance hall is a welcoming space with a tiled floor, stairs to the first floor and a window to the side. A further door with glass panels leads through to the modern, open-plan living, dining and family area.

The living area has a feature fireplace with a stone-tiled hearth and wood-burning stove, along with a box bay window to the front with a relaxed seating area at which to sit and enjoy village life. This room opens up to the dining and family area, which benefits from a good-sized central fireplace.

A further opening leads into the spacious and extended kitchen/breakfast room, perfect for family time, guests and entertaining. There is a tiled floor, modern, classic-style units with granite work surfaces, a Belfast-style sink, a fitted double oven, dishwasher, space for a fridge and freezer and double French doors leading out to the rear patio and garden beyond. The adjacent utility room provides useful additional storage space with plumbing for a washing machine, space for a dryer, access to the ground floor cloakroom/w.c and a door leading outside.

There is also a ground floor bedroom which could also be used as a home office.



To the first floor, there is access to the principal bedroom suite which overlooks the front garden and benefits from its own en suite with shower, w.c, hand wash basin and chrome heated towel rail. There are two further double bedrooms and a family bathroom with free-standing bath, low-level w.c, hand wash basin and corner shower.

From the landing, there are stairs up to the top floor, opening into a brilliant loft room with a range of potential uses and glorious views towards the hills.

Externally

To the front of the property, there is a gated, block-paved driveway, an area of lawn, mature hedging providing privacy and parking for several vehicles. A side path leads around to the rear garden, which is predominantly patio and paving with a corner summer house and bar.

Services

Mains electricity, Air Source heating, main water and drainage. A large range of Solar PV Panels are fitted to the south facing roof.

Tenure

The property is freehold with vacant possession on completion.

Viewings

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

Local Authority

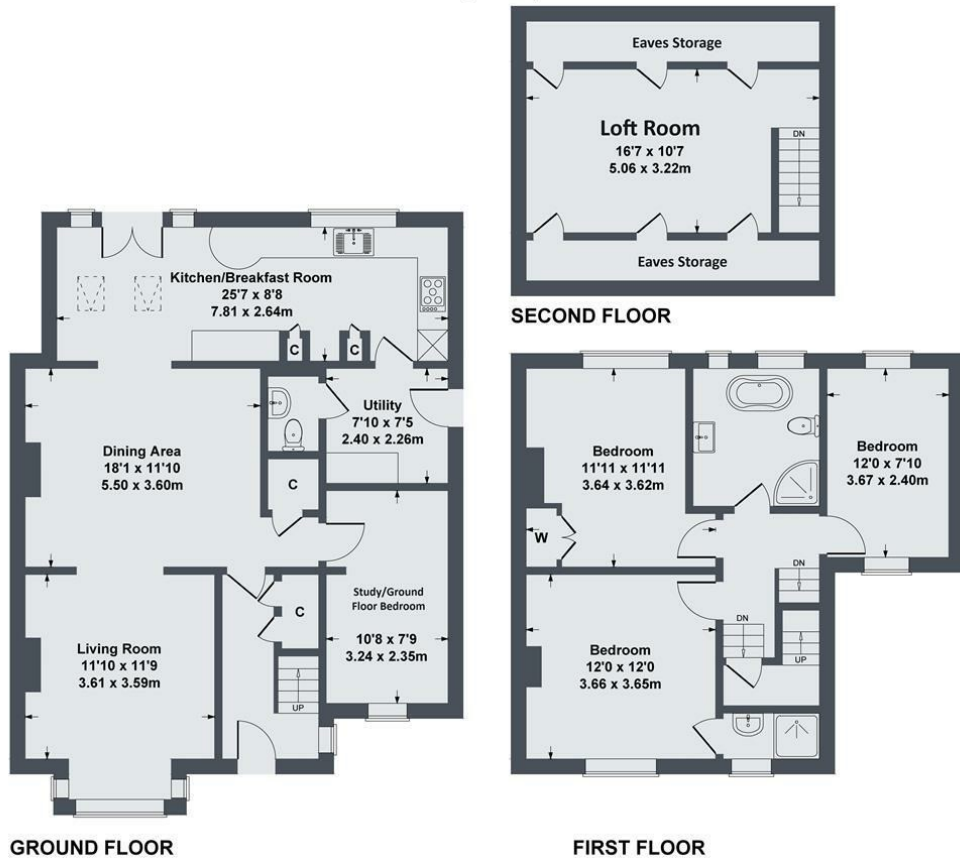
North Yorkshire Council. Council tax band C.

Particulars and Photographs

Particulars prepared and photographs taken June 2024.

3, Black Horse Lane Swainby, Northallerton, DL6 3EQ

Approximate Gross Internal Area
1808 sq ft - 168 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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