



OLLIVER HOUSE
Aske, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

OLLIVER HOUSE ASKE

Richmond, North Yorkshire, DL10 5HX

A stunning Victorian farmhouse dating from the mid-19th Century, located on the edge of the historic market town and with fine views over the North Yorkshire Countryside.

This large family country residence has a range of traditional features and is set within attractive landscaped gardens and grounds.

Five reception rooms, large kitchen/breakfast room with dining or sitting room off, pantry, boot room, study or downstairs bedroom, master bedroom suite with dressing room and en-suite, six further good-sized bedrooms and six further bathrooms.

The property is available on a long term basis from 1st January 2025 either Furnished or Unfurnished.



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

Olliver House is located less than a mile north of the historic market town of Richmond, on the edge of the Yorkshire Dales. The town has a good range of shops, services with amenities, including a leisure centre and swimming pool, cinema, as well as well-thought of state and private schools near by. The town is rich in Georgian architecture and boasts several historical sites including the Castle with its Norman origins and the renowned Georgian Theatre. There is a weekly farmers market, a library and good range of restaurants.

Accommodation

The accommodation includes many original features including impressive fireplaces, flagstone floors and decorative plasterwork and comprises of an entrance hall, dining hall, drawing room and conservatory with views over the extensive garden. There is a study/bedroom located on ground floor with its own bathroom and large walk-in shower together with outside access making this an ideal suite for elderly or older children wanting their own space. Along with a sitting room and games/TV room, a fully fitted kitchen/breakfast room with Zimbabwean granite worktops, a four oven AGA, and electric cooker with ceramic hob, an American-style fridge/freezer, dishwasher and microwave. Glazed doors open to an enclosed terrace and a further dining room or small sitting room is located off the kitchen. There is a well equipped utility room, boot room and two downstairs cloakrooms, as well as a first floor laundry room.





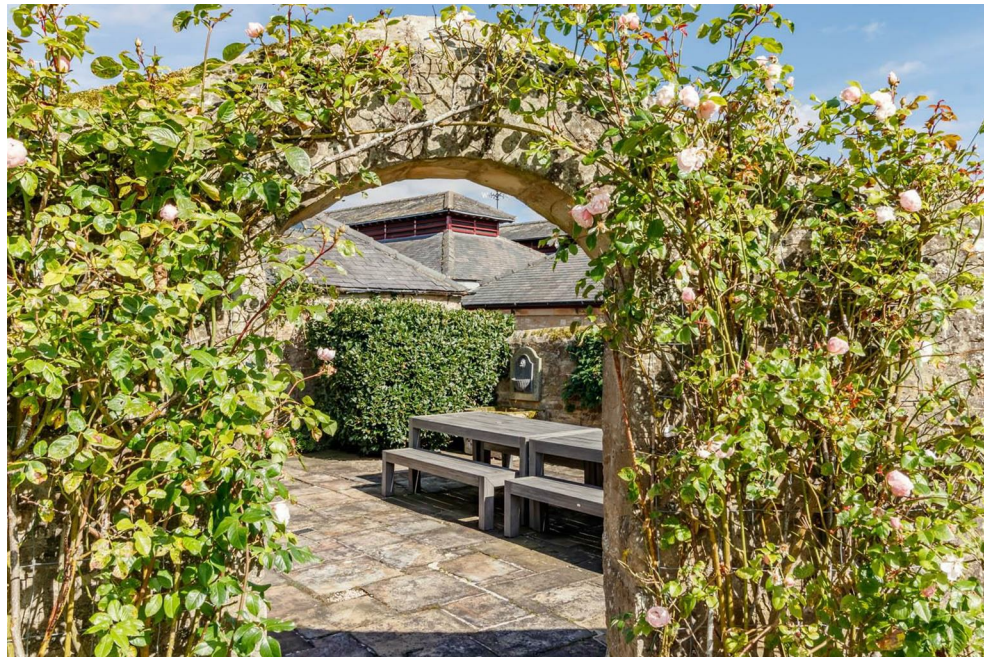
Accommodation continued

There are seven bedrooms on the first floor. The master bedroom suite with a charming window seat and views across the gardens has a dressing room and a generous bathroom with freestanding bath and separate shower. Bedroom two has a bathroom with a free-standing bath and separate walk-in shower. Bedroom three has an en-suite shower room. Bedroom four has an en-suite bathroom with a roll-top bath. Bedroom five shares a bathroom with bedroom six. Bedroom seven is accessed via the laundry room and is a good-sized double room with en-suite bathroom.

The house is set within a beautifully maintained walled garden and accessed through wrought iron gates with stone pillars and gravelled driveway. The formal gardens are made up of lawns with shrubs and trees. There is a maize garden and terrace to the conservatory together with a further enclosed terrace. There are useful outbuildings to the rear of the property which could be made available upon request.

Terms and Conditions

The property will be let by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £5,500 per calendar month on an Unfurnished basis or alternatively £6,000 per calendar month on a Fully Furnished Basis, payable in advance by standing order. In addition, a deposit of £6923, shall also be payable prior to occupation.



Holding Deposit

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. (It will be retained by this firm). However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for insuring their own contents.

Smoking and Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation. Smoking is prohibited inside the property.

Local Authority and Council Tax

The council is North Yorkshire County Council. For Council Tax purposes the property is Band G

Services and Other Information

The property is heated by a Biomass Heating System, with Oil back up. There is underfloor heating to stone entrance hall. There is mains electricity and water connected with drainage to a septic tank. The Biomass Heating, Wifi and seasonal gardening services are inclusive of the rent. However, Oil will need to be purchased separately when required. There are Sonos speakers fitted to the Drawing Room, Dining Hall and Kitchen.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

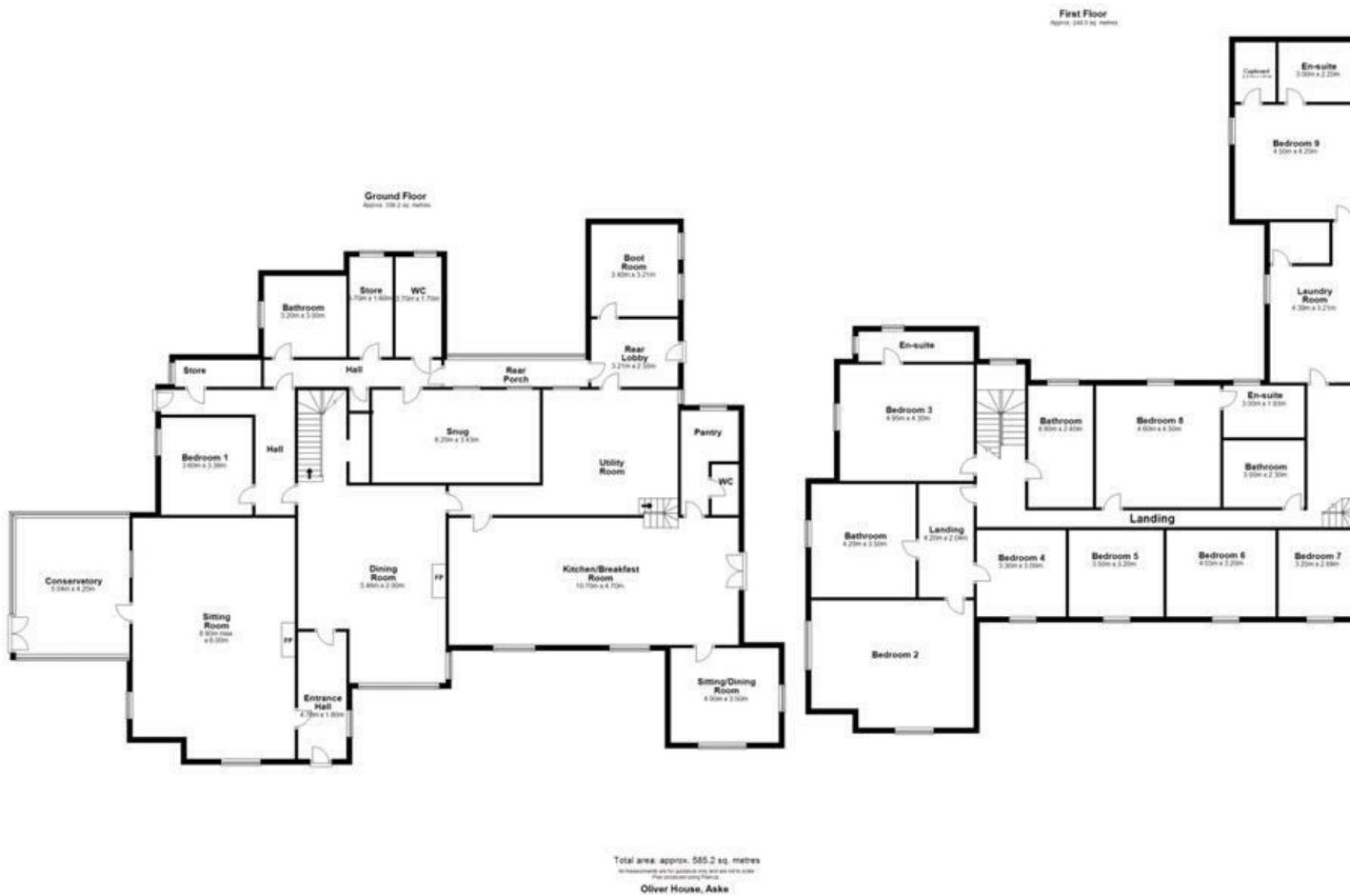
Particulars and Photographs

Particulars written September 2024. Photographs and Video September 2024

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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 view the property.