



GREENCROFT  
Aldbrough St. John,



GSC GRAYS

PROPERTY • ESTATES • LAND

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# GREENCROFT

DL11 7TJ

A truly unique opportunity to purchase a property situated on the village green and occupying an unrivalled position within the highly sought after village of Aldbrough St John. Requiring refurbishment and modernisation. Viewings highly recommended to appreciate the potential on offer. No onward chain.

## ACCOMMODATION

- \* Village location
- \* Exceptional position
- \* Huge potential
- \* Three bedroom property
- \* No onward chain



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## Situation & Location

Richmond 9 miles, Darlington 9 miles, Middlesbrough 26 miles, Durham 31 miles, Newcastle 46 miles, Leeds 60 miles. A1 (M) 5 miles. Durham Tees Valley Airport 16 miles. Please note all distances are approximate.

Aldbrough village is a delightful country village with much of its character set in and around the village green with a popular pub, village hall and church.

The nearby historic market town of Richmond, which is the gateway to the Yorkshire Dales, offers a good range of amenities, including national and local retailers, swimming pool, cinema, state and private educational opportunities at both primary and secondary level. The town is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins. There is a traditional weekly market, a library and good range of restaurants.





### Greencroft

The accommodation comprises entrance porch, hallway leading to living room with dual aspect windows, period fireplace, exposed beams, dining room with exposed beams, window overlooking the garden and feature fireplace with door through to kitchen comprising a matching range of wall and base units incorporating rolled edge worksurfaces and door to leading to utility room, shower room/wc, garden room with dual aspect windows, tiled floor, patio doors to garden and door through to cinema room, snug/bedroom with exposed beams and feature fireplace, staircase, three double bedrooms and a house bathroom comprising panelled bath, vanity wash hand basin and low level wc. To the exterior of the property there is an enclosed walled garden with raised beds, patio area, oil tank and door to garage.

### Externally

Enclosed rear garden with raised beds, small lawn area.

### Garage

Timber double doors and door to garden.



### Tenure

The property is believed to be offered freehold with vacant possession on completion. Please be aware that, as the property is situated on the village green, it attracts an encroachment fee payable to the Parish Council.

### Local Authority and Council Tax

North Yorkshire County Council

For Council Tax purposes Greencroft is banded E.

### Particulars

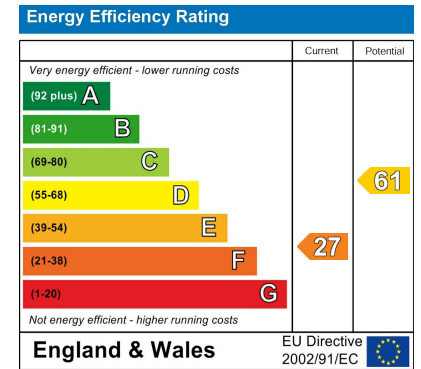
Particulars written in October 2024.

Photographs taken in October 2024.

### Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating.





**DISCLAIMER NOTICE:**

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