



WOODSIDE

57 Cooper Lane, Potto, Northallerton, North Yorkshire



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57 COOPER LANE, POTTO, NORTHALLERTON,
NORTH YORKSHIRE DL6 3HE

WOODSIDE IS AN EXCEPTIONAL FAMILY HOME WITH IMPRESSIVE ACCOMMODATION, A PADDOCK AND STABLES. SET WITHIN 0.81 ACRES, THE PROPERTY LIES IN A GLORIOUS SUNNY POSITION ON THE EDGE OF THE HIGHLY SOUGHT-AFTER VILLAGE OF POTTO.

Accommodation

Large, Welcoming Reception Hall • Living Room • Large Dining Room or Rear Living Room • Modern Kitchen Breakfast Room • Ground Floor Study
Large Family Conservatory • Walk-in Pantry • Rear Lobby/Boot Room
Entrance Porch • Utility Room • Ground Floor Cloakroom/W.C.
Galleried Landing with Seating Area • Master Bedroom with En Suite
Three Further Double Bedrooms • Family Bathroom

Externally

Gorgeous, Landscaped Gardens to Three Sides • Paddock and Four Stables
Large Gated and Gravelled Driveway with Turning Area Suitable for Large Vehicles • Double Garage • Vegetable and Fruit Gardens
Large Entertaining Patio Area



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

Potto is a delightful country village, set in glorious countryside with its own church, day nursery and a thriving pub/restaurant, The Tomahawk Steakhouse. There is an active Neighbourhood Watch and the village hall hosts regular events and weekly activities such as Scouts and Zumba. Potto is in the catchment area for Hutton Rudby Primary School and there is a school bus. There are paths and bridleways directly into the North York Moors National Park.

Stokesley 6.6 miles, Middlesbrough 14.8 miles, Darlington 26.3 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.

Woodside

Perfectly positioned and with gardens enjoying a south-westerly aspect, this family home on the edge of Potto village, with paddock, stables and double garage, offers something for everyone. The accommodation is substantial and flexible with four reception rooms, four bedrooms and two bathrooms. Modern living space and cleverly designed utility features mean this home will be a delight to live in whilst the outside space is ideally laid out to provide landscaped gardens, seating areas and a range of four identical stables to complement the rear paddock.

Accommodation

From the sunny, welcoming porch there are glass-panned doors opening into the spacious and impressive reception hall, with its central feature staircase leading up to the first floor landing and gallery.

Turning left from the hall takes you through to the large, dual aspect living room which has a bay window overlooking the front garden and a fireplace creating a comfortable atmosphere for family nights in.



To the rear of the property, the high specification kitchen and dining area has a range of modern units with stylish black worktops and space for a double Range oven. There is a door leading into a shelved pantry and a further door to the utility room, fitted in the same style as the kitchen and with access to a cloakroom, the large rear lobby/boot room and the garden beyond. The dining area enjoys wonderful views out to the garden via double French doors, filling this room with light and creating a great space for entertaining or enjoying time with family.

The separate dining room is perfect for more formal occasions and, with plenty of space to offer, could also be used as a music room or additional reception area. Double doors from here open into the impressive conservatory, a wonderful room in which to relax and enjoy views over the surrounding gardens.



Tucked away at the front of the property lies the study, perfect for those who work from home or who would like some quiet time. The handy cloakroom/w.c, located just off the main hall, completes the ground floor accommodation.

The galleried first floor landing has space for a small seating area and gives access to all four bedrooms and the family bathroom.

Positioned overlooking the rear garden, the large master bedroom benefits from its own en suite, spacious and modern with an oversized shower cubicle complete with drenching head. The three remaining bedrooms are also a good size, one of which is fitted with a range of built-in wardrobes.



Externally

Woodside is accessed via double wrought-iron gates opening up to a sweeping gravelled driveway which runs up to the double garage and front of the house and also around the side to the stables at the rear, offering plenty of parking and turning space for larger vehicles.

The well-maintained and manicured gardens surrounding the property are bordered with hedging and have been landscaped with areas of planting, shrubbery, trees and a multitude of seating spaces, with paths and walkways running throughout. There is a substantial patio wrapping around the house, meaning that the beautiful views can be enjoyed from different positions throughout the day.

At the bottom of the garden, there is gated access to the paddock and stable block, with a vegetable garden beyond.

Paddock and Stables

From the large, gravelled drive, a field gate leads through to the small paddock and four equal-sized stables which benefit from a water supply.

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

Hambleton District Council. Council tax band G.

Services

Mains electricity, water and drainage. Oil-fired central heating.

Wayleaves and Covenants

Woodside 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.



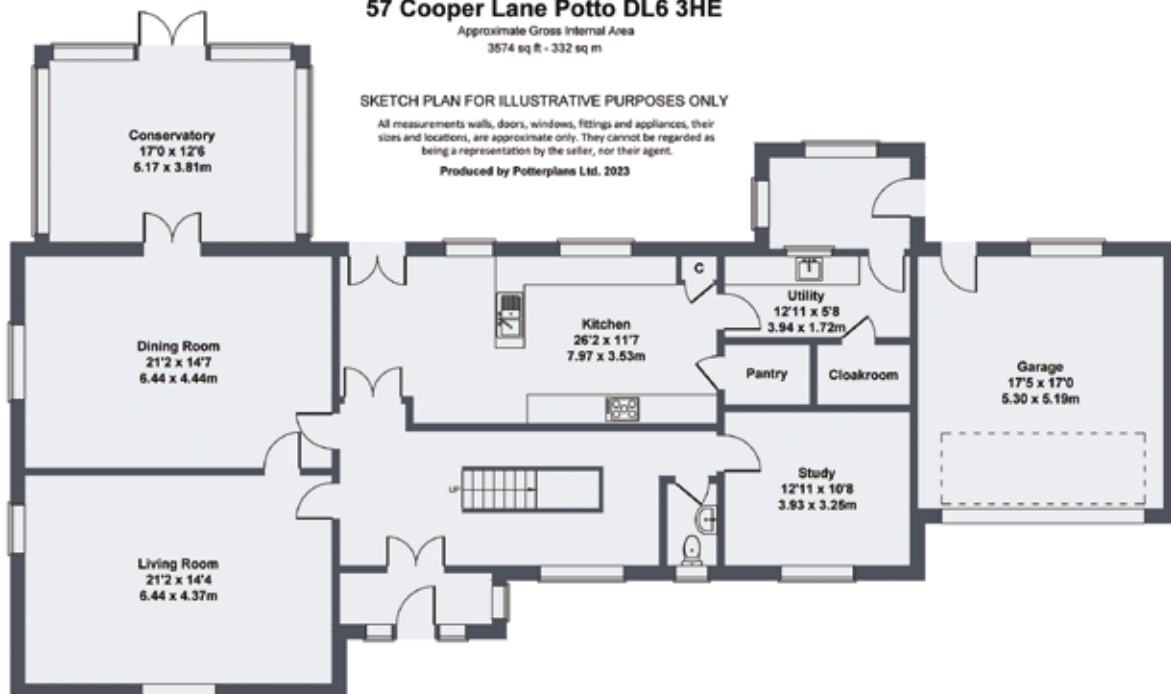
57 Cooper Lane Potto DL6 3HE

Approximate Gross Internal Area
3574 sq ft - 332 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.

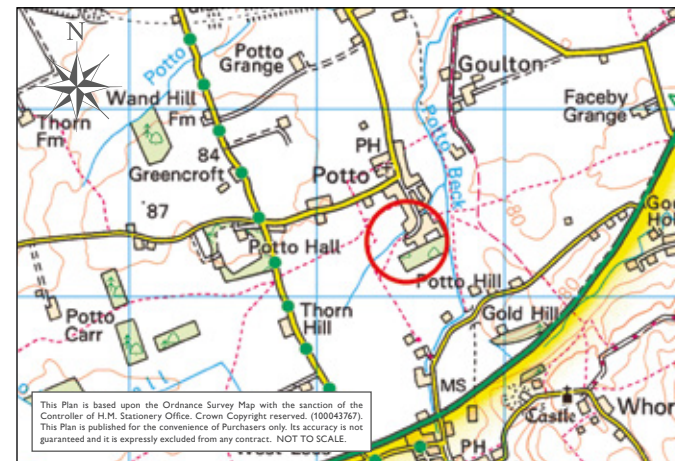
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GROUND FLOOR



FIRST FLOOR



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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: November 2024

Photographs taken: August 2023

