



MANOR HOUSE 16 THE GREEN
Kirkby Fleetham, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR HOUSE, KIRKBY FLEETHAM

Northallerton, North Yorkshire, DL7 0SB

Manor House is a Grade II Listed country residence retaining many of its original features, with period fireplaces and ornate cornices, set in the heart of the village of Kirkby Fleetham overlooking the village green. The village is the home of the popular Black Horse Inn and restaurant, together with a village hall and church being outside the village.

The generous accommodation offers: Three reception rooms, large kitchen dining room, cellars, four good-sized double bedrooms, three bathrooms. Separate Annex with large reception room, shower room and hallway.

Externally, a gated entrance leads to the gravelled driveway with private extensive garden grounds with outbuilding, set back from the village green.



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Situation & Amenities

Kirkby Fleetham is a rural North Yorkshire village conveniently located approximately 2 miles east of the A1(M), with the historic market towns of Richmond 19 miles, Northallerton 8 miles, Barnard Castle 22 miles, providing all local amenities and an excellent range of both private and public schools. The town of Bedale is only approximately 5.5 miles and offers all local amenities with primary and secondary schools.

The village hosts a range of amenities, including a small primary school and a highly-rated local public house The Black Horse Inn and Restaurant offering fine food and a friendly atmosphere. The historic church stands as a symbol of the village's rich past some 1.5 miles outside the village and the village hall providing a focal point for community gatherings and cultural events. There are also many local footpaths providing lovely off road walks in and around the area.





Description

An entrance vestibule leads to the entrance hall with timber return staircase off and doors to the drawing and dining rooms with steps to the inner hall with the cloakroom w.c off and steps down to the cellars. The drawing room overlooks the village green, there is a period marble fireplace with open fire and window shutters. The dining room also overlooks the green with period marble feature fireplace, fitted glazed cupboards and wooden floor. The living room is to the rear of the property with large shuttered window overlooking the garden with inset fireplace and stove, together with shelving to the alcoves. There is a large kitchen dining area fitted with a range of traditional cream wall and floor units, with granite work surfaces incorporating Belfast sink, Aga, separate electric cooker and dishwasher with matching Island, together with space for a fridge freezer. Spotlights and stone tiled floor. Patio doors lead out to the garden from the dining area. There is a utility room accessed from the kitchen and a door onto the driveway.

The first floor landing provides access to four bedrooms, with master bedroom being a good double room with French doors to the en-suite shower room with large shower enclosure with mains shower, hand basin in vanity unit and w.c. with spot lights and wooden floor. The second bedroom is another good double room with dressing room off with fitted cupboards and en-suite shower room with walk-in shower with mains shower, hand basin in vanity unit, w.c., spot lights and tiled floor. There are a further two spacious and light good double bedrooms with feature fireplaces and window shutters.

Externally, the house is approached via an electric gated entrance to a gravelled driveway providing ample parking and extensive private gardens laid mainly to lawn with mature trees and shrubs. There is a separate Annex to the house providing useful accommodation for either a home office or guests/family stays. The Annex comprises of entrance hall, large reception room with kitchenette and shower room.

Terms & Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £2,900 per calendar month, payable in advance by standing order. In addition, a deposit of £3,346 shall also be payable prior to occupation.

There is some flexibility on furniture being left in situ, by separate negotiation.



Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. 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 our firm. 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 the insuring of 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 served by Oil Central Heating, with mains electricity, water and drainage connected.

Viewings

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

Particulars and Photographs

Particulars written December 2024

Photographs taken December 2024

Disclaimer Notice

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.
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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.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	46	
(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:

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