



The Poplars

Great Langton, Northallerton

An individual four-bedroom detached property enjoying a village location close to Northallerton

An attractive family home in an upside-down configuration, designed to maximise the stunning, far-reaching views over surrounding countryside. It occupies a desirable and convenient location at the end of a no-through lane, near to market town amenities, the road network and the Northallerton train station



3 RECEPTION ROOMS



4 GROUND FLOOR BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



PRIVATE GARDENS



FREEHOLD



VILLAGE



2347 SQ FT



**GUIDE PRICE
£675,000**



The property

The Poplars is an attractive family home offering 2,347 sq ft of light-filled flexible accommodation arranged in an upside-down configuration over two floors, designed to provide an ideal family and entertaining space maximising the stunning, far-reaching views. The property has been in the same ownership for 32 years and flows from an entrance hall with full-height stained glazing flanking the front door and a door to a fitted utility room with access to the integral double garage. An inter-connecting reception hall gives access to the bedroom accommodation. This briefly comprises a principal bedroom with fitted storage and an en suite shower room, three further double bedrooms and a contemporary family bathroom. A concealed staircase descends from the reception hall to generous cellarage, suitable for a variety of uses. Stairs and a useful lift rise from the reception hall to the vaulted first floor. The lift opens to a landing with a useful modern cloakroom. A dual aspect dining area has space for a sizeable table and full-height glazing incorporating a sliding door to a rear aspect balcony with far-reaching views and stairs down to the rear

garden. The staircase rises to a sitting room opening off the dining area. It has a fireplace, Velux window and glazed double doors to a triple aspect conservatory. French doors from the conservatory lead to an extensive paved balcony, also providing far-reaching views over the garden and surrounding countryside.

The first floor accommodation is completed by a kitchen/office/dining room off the landing. The dual aspect kitchen provides a range of wall and base units, complementary work surfaces and modern integrated appliances. The remaining space is currently configured for use as an office and dining area.



Outside

Set behind a bed of mature planting and having plenty of kerb appeal, the property is approached over a paved driveway providing private parking and giving access to the integral double garage, with electric doors. The well-maintained wraparound garden to both sides and the south-facing rear of the property is laid mainly to lawn interspersed with mature shrubs, topiary.

The garden features numerous seating areas, a pond and a side vegetable garden with raised beds and a fruit cage. Together with the first floor balconies, they provides an ideal space for entertaining and al fresco dining, with panoramic views over the countryside.

Location

Great Langton village has a church and several Sites of Importance for Nature Conservation. The nearby village of Kirkby Fleetham offers a public house and the market town of Northallerton independent and high street shopping, a weekly market, pubs, restaurants, a theatre, cinema and bowling alley. Catterick, Bedale and Richmond also offer more comprehensive amenities.

For leisure, the beautiful North York Moors is within easy reach for walking, cycling and riding, while golf is available at the nearby Romanby Golf Course.

Transportation links are excellent: buses from Great Langton link to Richmond, Yafforth and Northallerton, the A66 and A1(M) give access to major regional centres and the motorway network, Northallerton stations offers regular local and national services, and Teesside International and Leeds Bradford Airports provide domestic and international flights.

There are primary schools in the surrounding villages, while secondary schooling is available at Northallerton School & Sixth Form College, Conyers School in Yarm and the independent Yarm School.



Distances

- Kirkby Fleetham 2.1 miles
- Leeming Bar 5.6 miles
- Northallerton 6.7 miles
- Bedale 7.5 miles
- Richmond 13 miles
- York 41 miles

Key Locations

- Newby Hall and Gardens
- Lightwater Valley Family Adventure Park
- Ripon Museums and Cathedral
- Quarry Moor Nature Reserve
- Kiplin Hall Stately Home

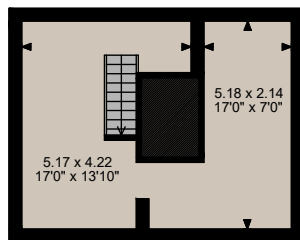
Nearby Schools

- Aysgarth
- Yarm
- Queen Mary's
- Teesside High School

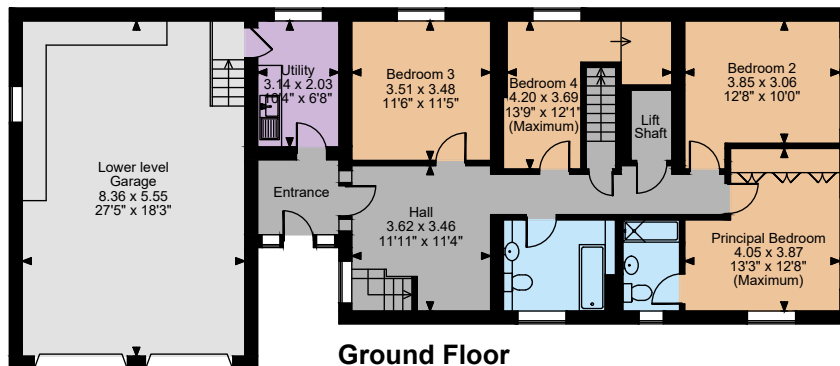
Nearby Stations

- Northallerton

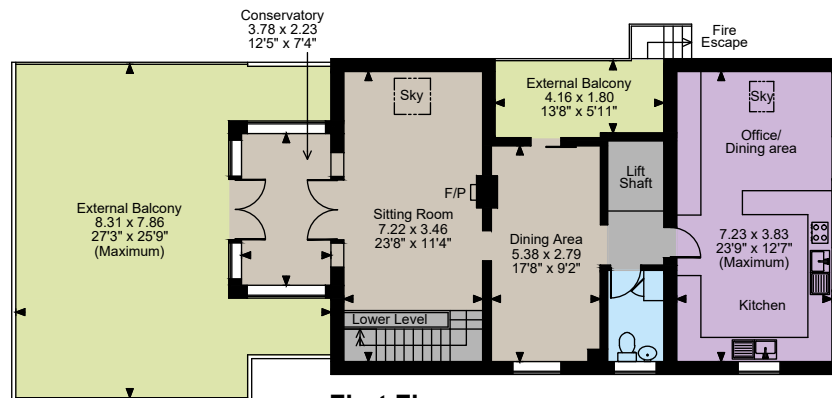




Cellar

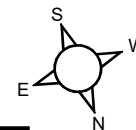


Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2347 sq ft (218 sq m)

Garage internal area 499 sq ft (46 sq m)

Balcony external area 557 sq ft (52 sq m)

Total internal area 2846 sq ft (264 sq m)

For identification purposes only.

Directions

Post Code DL7 0TE

what3words: ///assess.hires.lively - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water and drainage. LPG central heating. Full fibre.

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves and easements, whether mentioned in these particulars or not

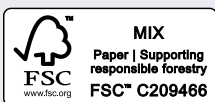
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