



North End House and Cottage

Hutton Rudby, North Yorkshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A 4-bedroom period property with a separate 2-bedroom cottage and outbuildings, set within private village gardens

North End House is a striking period home accompanied by Jubilee Cottage and a large granary with planning permission for conversion, set in 0.5 acres. The property occupies a prime position overlooking the green in the heart of the sought-after village of Hutton Rudby.



**3 + 2
RECEPTION
ROOMS**



**4 + 2
BEDROOMS**



**2 + 1
BATHROOMS**



**GARAGE &
GRANARY**



**SET IN
APPROX. 0-5
ACRES**



FREEHOLD



VILLAGE



**HOUSE AND
COTTAGE
3,473 SQ FT**



**GUIDE PRICE
£1,150,000**



The property

6-8 North End is a versatile property dating back to 1805, that provides a flexible arrangement of accommodation, well-suited to multi-generational living, extended family, guest use, or potential rental income.

North End House (No. 6) offers well-proportioned accommodation arranged over two floors. It opens into a magnificent dining hall featuring a full-height exposed brick chimney breast and a wood-burning stove, creating a dramatic sense of arrival. The ground floor provides distinct reception areas: a triple-aspect sitting room with a fireplace and a feature bay window, a quiet study, and a spacious open-plan breakfast kitchen and family area. The kitchen, with engineered oak flooring is fitted with traditional cabinetry and a four-oven electric Aga, with a bi-folding door opening directly to the rear garden. The property also benefits from a useful adjacent boot room and utility.

The first floor is accessed via a galleried landing, leading to four generous bedrooms. The principal

bedroom is a particular highlight, offering dual-aspect views over the grounds, a private walk-in wardrobe and an en suite bathroom. These remaining rooms are served by a large family bathroom.

Adjoining the main house, Jubilee Cottage (No. 8) is a Grade II listed charming character property dating back to 1805, which provides excellent secondary accommodation, including its own kitchen, two reception rooms, one with log burner, and two bedrooms, while maintaining independence from the principal house.

The Granary, currently used for storage over two floors, benefits from planning permission for conversion into a self-contained two-bedroom annexe.

Planning: Prospective purchasers are advised that they must make their own enquiries of the local planning authority.



Outside

The property is approached via a gated, block-paved driveway providing ample parking and leading to a detached garage and a range of useful outbuildings. The garden extends to approximately 0.5 acres and is a hallmark of the property, featuring an expansive, level lawn bordered by mature specimen trees, established hedging, and vibrant planting. A wide stone-paved terrace spans the rear of the house, providing an ideal space for outdoor entertaining, complemented by a covered BBQ area and a rotating timber summerhouse. The grounds also include a greenhouse and vegetable beds.

Location

North End House enjoys a sought-after position in the ever-popular, picturesque village of Hutton Rudby, surrounded by the rolling countryside of North Yorkshire. The village offers a welcoming community with amenities including a dispensing surgery, primary school, a newly renovated Spar shop with post office, a hairdresser, two pubs, a petrol station and recreational facilities for tennis, bowls and cricket.

Also, an active village hall with badminton club. With scenic walks and the nearby river Leven, it's an excellent location to enjoy the outdoors.

The nearby market town of Stokesley offers a variety of amenities, including a good choice of shops, supermarkets and leisure facilities, also a state primary and secondary school. Yarm boasts outstanding restaurants and bars, with its own train station providing routes to Manchester, York, Leeds and London. A noted independent school can also be found at Yarm.

Larger towns such as Middlesbrough and Darlington offer extensive retail, leisure and cultural opportunities, while the county town of Northallerton lies a short drive to the south.

Excellent transport connections are available via the A19 and A1(M), with mainline rail services from Darlington and Northallerton providing fast links to London (in around 2 hours) and Edinburgh.



Distances

- Yarm 6.2 miles
- Stockton-on-Tees 11.9
- Northallerton 13 miles
- Middlesbrough 13.1 miles
- Darlington 19.3 miles
- Durham Tees Valley Airport 10.8 miles

Nearby Stations

- Northallerton
- Darlington
- Yarm
- Eaglescliffe (the nearest Grand Central service to London)

Key Locations

- Roseberry Topping
- Stokesley Golf Range
- Captain Cook's Monument
- River Leven walks
- Richmond Castle
- Fountains Abbey & Studley Royal Water Garden
- North Yorkshire Moors National Park
- Yorkshire Dales National Park
- Coast

Nearby Schools

- Yarm
- Aysgarth
- Queen Mary's
- Teesside
- Barnard Castle
- Ampleforth





Floorplans

Main House internal area 2,668 sq ft (248 sq m)

Garage internal area 349 sq ft (32 sq m)

Outbuildings internal area 446 sq ft (41 sq m)

Cottage internal area 805 sq ft (75 sq m)

Granary internal area 1,101 sq ft (102 sq m)

For identification purposes only.

Directions

TS15 0DG

What3words: ///trending.shaver.marriage - brings you to the driveway

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F and Band D

EPC Rating:

North End House EPC rating C

Jubilee Cottage EPC rating D

Harrogate

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