Charltons
Chartered Surveyors & Estate Agents

Regulated by RICS



2 The Manor

West Layton, Richmond, DL11 7PP

£830,000

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RECEPTION HALL – 3 RECEPTION ROOMS – KITCHEN – GROUND FLOOR BATHROOM – 6 EN-SUITE BEDROOMS INCLUDING TWO MASTER SUITES – CELLARS – GARDENS (0.6 ACRES)

OIL CENTRAL HEATING
SEPTIC TANK DRAINAGE

The property extends to.....

ENTRANCE HALL:
With panelled entrance door and double doors to….

RECEPTION HALL:
20'8" x 13'2" (6.30m x 4.01m)
Having superb carved panelled staircase, feature stone open-grate fireplace and ornate ceiling.

DRAWING ROOM:
17'1" x 15'1" (5.21m x 4.60m)
Providing a separate formal living or dining room with glazed door to the front and carved fireplace.

LIVING ROOM:
19'11" x 18'3" (6.07m x 5.56m)
A substantial family living room with window to the front and ornate open-grate fireplace.

DINING ROOM:
17'1" x 14'11" (5.21m x 4.55m)
Providing an additional formal dining room with glazed door to the rear gardens.

KITCHEN:
15' x 12'5" (4.57m x 3.78m)
Fitted with range of units in beech finish with inset "Cuisinemaster" stove and breakfast area.

UTILITY:
Again with range of units, sink unit, built-in oven, hob and extractor.

SHOWER ROOM/WC:
Having ornate original cast-iron bath, walk-in shower cubicle, wash-hand basin and WC.

LANDING:
22'9" x 16'10" (6.93m x 5.13m)
An extensive open landing with raised front reading area, ornate carved arched pillars and staircase to the upper floor.

BEDROOM 1:
17'3" x 15'1" (5.26m x 4.60m)
A good-size principal bedroom overlooking the rear gardens and with….

BEDROOM 2:
16'11" x 15'1" (5.16m x 4.60m)
To the front of the property and with….

EN-SUITE BATHROOM/WC:

BEDROOM 3:
16'10" x 14'10" (5.13m x 4.52m)
Again to the rear of the property and having….

EN-SUITE BATHROOM/WC:

BEDROOM 4:
18'2" x 15'5" (5.54m x 4.70m)
A further bedroom again to the front and with….

EN-SUITE BATHROOM/WC:

LINEN ROOM:

SECOND FLOOR:

LANDING:

SITTING ROOM SUITE 1:
19'4" x 16'5" (5.89m x 5.00m)
A spacious suite overlooking the rear gardens, well-appointed and opening to….

BEDROOM:
19'8" x 17'1" (5.99m x 5.21m)
Having recessed dressing areas, feature original cast-iron bath and….

SHOWER ROOM/WC:
Fully tiled walk-in shower area, ornate double wash-hand basins on antique surround and WC.

SITTING ROOM SUITE 2:
17'9" x 15'9" (5.41m x 4.80m)
To the front of the property again well-appointed and opening to….

BEDROOM:
18'4" x 15'5" (5.59m x 4.70m)
With recessed sitting areas, cast-iron fireplace and….

EN-SUITE BATHROOM/WC:
Superbly finished and having roll-top bath, twin wash-hand basins on vanity unit and WC.

LOWER GROUND FLOOR:

BOILER ROOM:
16'8" x 14'3" (5.08m x 4.34m)

CELLAR:
16'5" x 15'10" (5.00m x 4.83m)
16'5'' x 15'10'')

CELLAR:
18' x 15' (5.49m x 4.57m)

GARDENS:
Private driveway to the front flanked by mature trees opening to….

Substantial open parking area with steps up to the front terrace entrance.

Extensive private lawned gardens stretch to the rear of the property flanked by mature trees with well-stocked shrubbery borders and stone-flagged terrace.

FINER INFORMATION
- Tenure: Freehold
- Services: Mains electricity and water. Drainage to septic tank.
- Broadband & Mobile: Broadband currently currently connected at the property via BT/EE with mobile coverage available via EE. Please check the Ofcom website for other suppliers available.
- Council Tax Band: G
- EPC Rating: D
- Heating: Oil Central Heating
- Note: Tree Preservation Orders






Road Map



Hybrid Map



Terrain Map



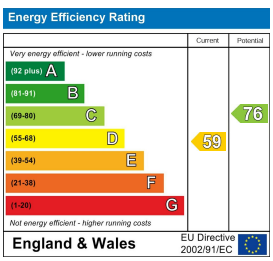
Floor Plan



Viewing

Please contact our Richmond Office on 01748 822 525 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

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