



GILLING LODGE

Gilling West, Near Richmond

Carter Jonas

GILLING LODGE, HIGH STREET, GILLING WEST, DL10 5JF

Richmond - 3 miles
Darlington - 11 miles
Northallerton - 20 miles
A1(M) - 3½ miles

PRINCIPAL HOUSE

Reception Hall · Cloakroom · Drawing room · Dining room · Breakfast kitchen · Utility room · Study · Sitting/ cinema room · Useful storage cellar · First floor landing
Principal bedroom, dressing room and an en suite bathroom · Four additional bedrooms - two have en suite shower rooms · House bathroom · Second floor landing · Bedroom six and dressing room/bathroom

SELF CONTAINED COTTAGE

Hall · Sitting room · Kitchen · Two bedrooms · Bathroom

OUTSIDE

Gated entrance · Double garage · Stables and tack room · Boiler room and gardeners WC · Laundry room
Additional store rooms · Workshop and implement store · Beautiful formal gardens created by an award winning designer · Stone gazebo with fireplace · Walled flower and vegetable garden · Adjoining 2½ acre paddock

A BEAUTIFUL GRADE II LISTED GEORGIAN MANOR HOUSE WHICH HAS BEEN SYMPATHETICALLY RESTORED TO EXACTING HIGH STANDARDS, TOGETHER WITH A SELF CONTAINED 2 BEDROOM COTTAGE, SET CLOSE TO THE HEART OF THE YORKSHIRE DALES WITHIN THE PRETTY VILLAGE OF GILLING WEST, JUST 3 MILES FROM THE HISTORIC MARKET TOWN OF RICHMOND.





With many stunning countryside walks on the doorstep, Gilling West hosts several award-winning dining destinations including a gourmet public house with deli and farm shops within easy reach. The main Georgian town of Richmond, just a short drive away, offers everything you would expect from a traditional Yorkshire town featuring a number of recreational facilities including a golf course, swimming pool and leisure complex, cinema and the many superb restaurants, cafes and bars associated with this very fashionable district. There are excellent communications close by with a mainline rail service to London in Darlington as well as the A1 providing access both north and south of the county.

Approached via electric wooden gates into a pretty courtyard entrance and occupying formal grounds in excess of an acre, the striking Georgian façade sets the scene for what is an absolutely wonderful country home in a fine location. At over 6,300 sqft (587 sqm) spanning three floors, the Portland Stone welcoming hall features a grand staircase leading to all principle rooms including an elegant drawing room, 24ft dining room with French doors to a walled garden and croquet lawn plus access to a fabulous 26ft kitchen comprehensively fitted to a high standard with bespoke cabinets, marble and granite worktops, top of the range integrated appliances and an adjoining utility room. There is also a study and a cinema room complete with integrated Bowers & Wilkins surround sound and log-burner. Steps from the hallway also lead down to a useful wine cellar.





The galleried landing on the first floor leads to five double bedrooms and four bath/shower rooms (three en-suite) with a sixth bedroom and bath/dressing room on the second floor. The impressive 20ft x 16ft master bedroom with integrated audio-visual system features a stunning en-suite bathroom with central free-standing bath and double walk-in shower plus a separate dressing room with views over the gardens and countryside beyond.

Just some of the key renovations with no expense spared include, underfloor heating to the entire ground floor with new high-end boiler, Fired Earth fitted bathrooms throughout, complete re-wiring and plumbing, Jamb fireplaces, Chesney log-burners together with an Audio Visual system on all floors including stealth speakers, Linn Media platform, Lutron mood lighting, CAT 5/6 wiring and super-fast optic broadband throughout.

Externally, there are formal landscaped gardens created by an award-winning designer surrounding the property including a York Stone terrace with steps down to a walled garden with stone gazebo and fireplace together with a beautiful walled flower and vegetable garden. The outbuildings include a double garage, stables, tack room, boiler room, storage rooms and laundry room while the self-contained cottage, accessible from the courtyard, features two bedrooms, bathroom, sitting room with wood-burner and fitted kitchen.



There are additional paddocks and grazing of approximately 2.6 acres under a long renewable lease making this the perfect home for those seeking equestrian facilities.

ADDITIONAL INFORMATION

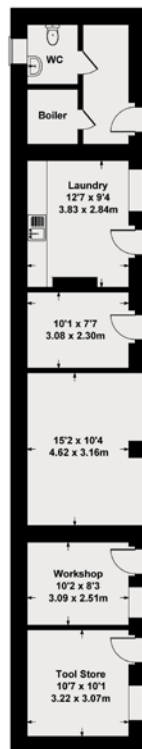
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains electricity, water and drainage are installed. Central heating is provided by an oil fired boiler.

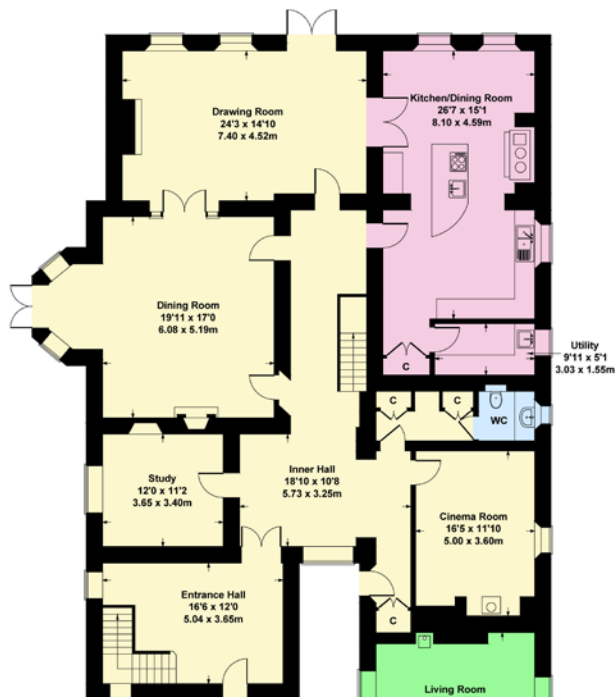
Viewings: Strictly by appointment through the joint selling agents – Carter Jonas – 01423 523423 or Charltons – 01748 822525.

Directions - DL10 5JF: Leave the A1(M) at Junction 53 (Scotch Corner) and head west along the A66 towards Penrith. Take the first left turning onto the B6274, signposted Gilling West and Richmond. Continue along this road eventually entering the village. Proceed through the village and the entrance gates to Gilling Lodge are on the left, shortly after a red telephone box.

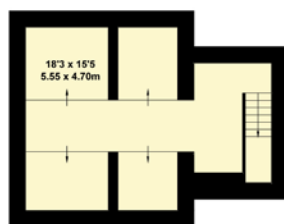




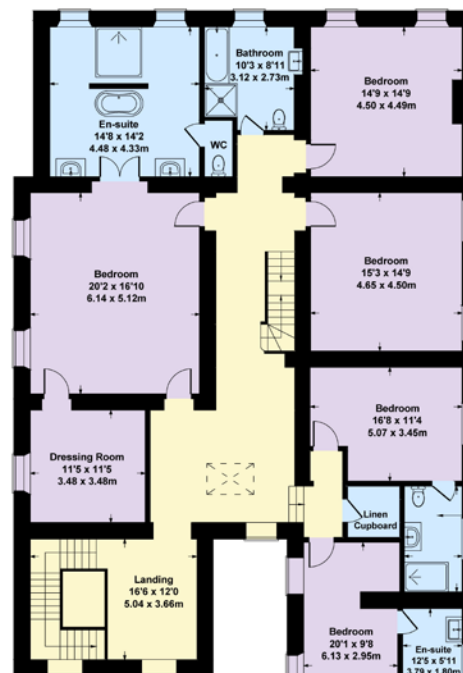
OUTBUILDING



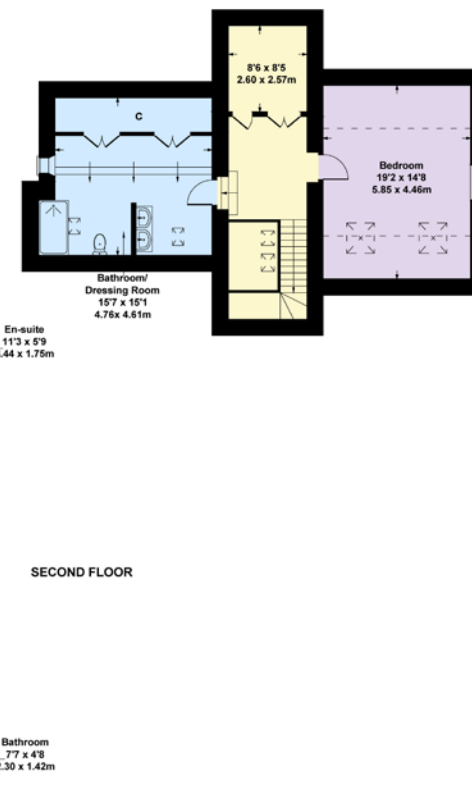
GROUND FLOOR



CELLAR



FIRST FLOOR



SECOND FLOOR



Gilling Lodge, Gilling West, Richmond

Approximate Gross Internal Area
 Main House = 6318 sq ft - 587 sq m
 Cottage = 678 sq ft - 63 sq m
 Outbuilding = 1464 sq ft - 136 sq m
 Total = 8460 sq ft - 786 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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