



PLUM TREE HOUSE
Moulton, Near Richmond

Carter Jonas

PLUM TREE HOUSE, MOULTON DL10 6QJ

- Richmond - 7 miles
- Darlington - 11 miles
- Northallerton - 13 miles
- A1(M)/A66 - 2 miles

Spacious reception hall • Drawing room • Dining room
Living kitchen • Cloakroom • Family room
Games/entertainment room • Galleried landing
incorporating a study/home office area
Principal bedroom with a large en suite bathroom
Guest bedroom with an en suite bathroom
Three additional bedrooms • En suite bathroom
House bathroom • Electrically operated entrance
gates • Extensive gravelled driveway
Triple garage and adjoining stores • Tennis court
Superb gardens and grounds
Lovely edge of village setting • EPC rating D

Plum Tree House occupies a lovely position on the southern edge of this picturesque village, which has a popular public house/restaurant and a church. The village is located within easy access of the surrounding towns of Richmond, Darlington, Bedale and Northallerton - all of which offer an excellent range of daily facilities. For the commuter, the property is within 2 miles of Scotch Corner, which provides access onto the A1 (both North and South) and the A66. The Mainline station at Darlington provides a service to London King's Cross within 2 hours 20 minutes and there are airports at Newcastle, Teesside and Leeds.

Plum Tree House is an outstanding five bedroom detached property which has never been offered to the open market. It has been specifically designed and furnished to an extremely high standard in order to offer sumptuous surroundings in which to entertain. The house has seated over 100 for dinner.

It occupies a lovely private setting amidst lawned gardens and grounds, bordering the protected grounds of Moulton Hall, a 17th Century manor house owned and maintained by the National Trust.

**AN IMPRESSIVE AND PARTICULARLY SPACIOUS 5 BEDROOM,
4 BATHROOM (3 EN SUITE) DETACHED FAMILY HOUSE, BEAUTIFULLY
SET AMIDST LOVELY GARDENS AND GROUNDS WITH AN ALL WEATHER
TENNIS COURT, OCCUPYING A SUPERB SOUTH WEST FACING POSITION
OVERLOOKING NATIONAL TRUST LAND.**



The accommodation is arranged over two floors and includes a spacious and welcoming reception hall with hand painted walls in the style of Monet's water lilies, a superb drawing room enjoying a lovely outlook over the gardens, a lovely dining room with an open pitched ceiling and walls decorated with murals depicting Roman scenes, an excellent everyday living kitchen, family room and a useful games/entertainment room. The principal staircase leads from the reception hall up to a minstrel's gallery which incorporates a useful study/home office. There is an impressive principal bedroom, decorated in French chateau style, with an extensive range of fitted furniture and a large en suite bathroom featuring a sunken 60 gallon air bath. There is also a guest bedroom which has an en suite bathroom. A secondary staircase leads from the family room up to the eastern wing where there are three additional double bedrooms, one of which has an en suite bathroom, and a house bathroom.

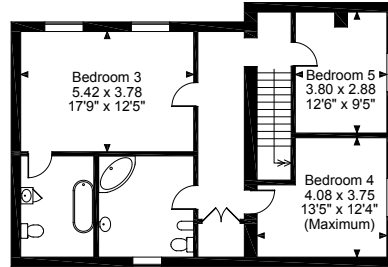
Outside, the property is approached via double electrically operated entrance gates with a large gravelled area providing extensive parking and leading to the detached triple garage, garden store and an additional store.

There is a large terrace which adjoins the house to the south and west, providing an ideal area for summer entertaining. The setting is delightful and affords much privacy. To the west there is an enclosed all weather tennis court and a hidden courtyard garden.

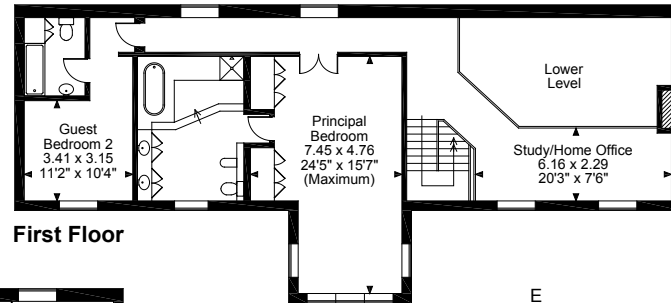
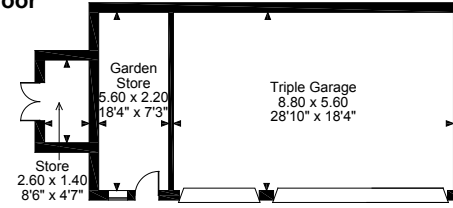
Directions From the Scotch Corner roundabout follow the signs to Middleton Tyas village. Proceed through the village and follow signs to Moulton. On entering the village, branch left, proceed past the Black Bull and the entrance to Plum Tree House will be clearly visible on the right.



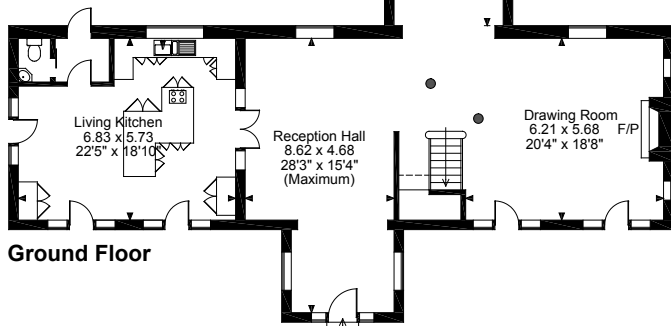
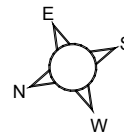
Plum Tree House, Moulton
Approximate Gross Internal Area
Main House = 4609 Sq Ft/428 Sq M
Garage & Stores = 720 Sq Ft/67 Sq M
Total = 5329 Sq Ft/495 Sq M



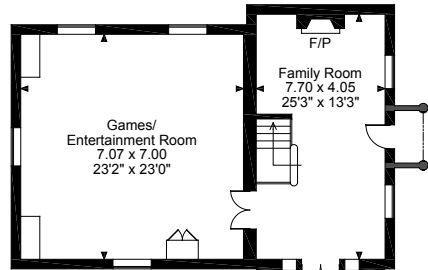
First Floor



First Floor



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		63	70
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
		53	62
England, Scotland & Wales			





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