

# Barton Lodge, Marygate, Barton, Yorkshire

---











# A beautifully presented **Grade II listed detached residence** with annexe accommodation located in a desirable village location.

---

## Summary of accommodation

### Main House

**Ground floor:** Entrance vestibule | Lobby | Two reception rooms | Dining area | Kitchen/breakfast room | Pantry | WC

**First floor:** Principal bedroom with adjoining bathroom and dressing rooms | Three further bedrooms | Family bathroom with WC

**Second floor:** Two further bedrooms | Bathroom

### Annexe

**Ground floor:** Shared entrance hall | Kitchen/dining room | Reception room

**First floor:** Bedroom | Bathroom

## Garden and Grounds

Detached double garage | Formal landscaped and established gardens | Summer house

## Distances

Richmond 2.5 miles, Darlington 6 miles

(All distances are approximate)



Knight Frank Yorkshire  
18 Blake Street  
York  
YO1 8QG  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Melissa Lines  
01904 948451  
[melissa.lines@knightfrank.com](mailto:melissa.lines@knightfrank.com)



## Situation

Barton Lodge is a truly exceptional home and occupies a private and enviable position in this historic village. This spacious eight bedroom property offers flexible and spacious living space and is ideal for multi-generational living with its integrated annexe.

The town is well-equipped with a village store, local pub and good transport links. For the commuter, the village is conveniently located for the regional road network, including the A1(M) and the A66. Darlington's mainline railway station and Teesside Airport are also close at hand. The market towns of Richmond and Darlington offer a wider range of shopping, restaurants and recreational facilities.

## The property

The excellent family accommodation is arranged over three floors offering considerable character throughout with many period features remaining, including high ceilings, ornate cornicing, and period fireplaces.









The entrance lobby gives access to the grand hall and reveals a Georgian turned staircase to the upper floor and the main reception rooms, including a relaxing library, a formal dining room, a cosy sitting room with open fire and feature brick fireplace, an impressive drawing room with stone fireplace and open fire, ornate cornicing, ceiling rose and moulded picture rail. A particular feature of the ground floor is the dining kitchen enjoying views across the gardens, equipped with an excellent range of wall and floor units in a shaker style with hardwood worksurfaces and an inset Belfast sink, four oven AGA with extractor and a range of integrated appliances.

Here there is access to the self-contained annexe, with independent access and a separate kitchen and staircase; it is the ideal area for older relatives or as an additional income stream as a holiday let.

To the first floor, a large window enjoys views across the gardens and the countryside beyond. The principal bedroom is sumptuous and is complemented by a dressing room and en suite bathroom. There are five further bedrooms and two bathrooms on this floor. A staircase leads to a second floor with two bedrooms and a bathroom.











Annexe?

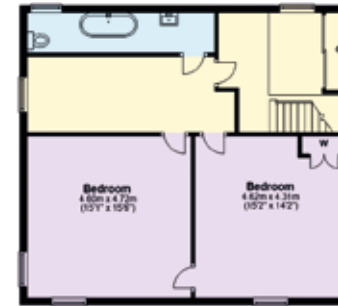


Annexe?



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

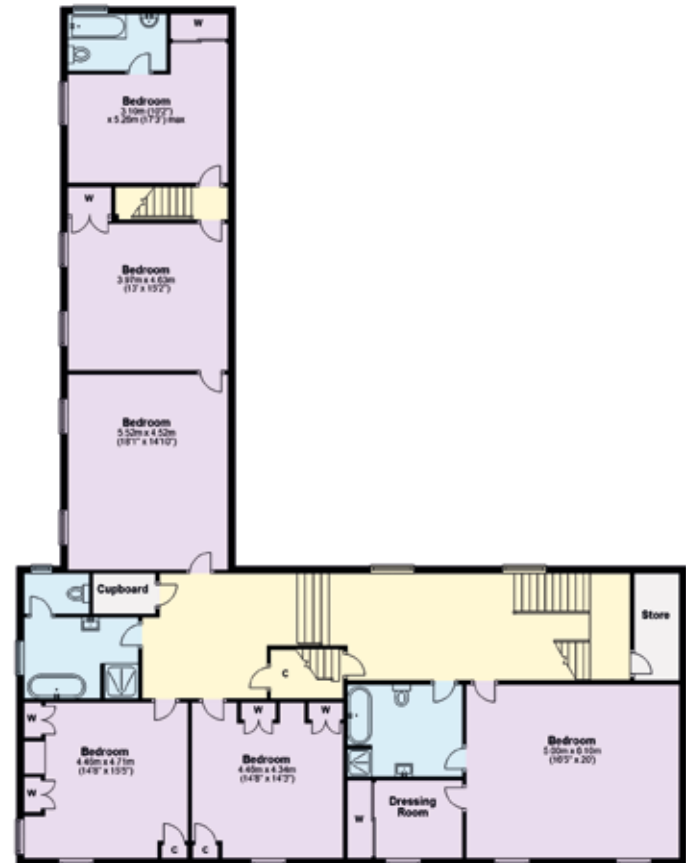
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



Ground Floor



First Floor





## Externally

The property is set back from the road and is accessed by double electrically operated gates. There is a detached double garage and ample hardstanding allowing parking for several vehicles. Formal landscaped and established gardens surround the property with large areas of lawn, specimen trees, planted beds and a summer house ideal for al fresco dining and relaxing.

## Services

Oil fired central heating, mains electricity, water and drainage.

## Property information

**Tenure:** Freehold with vacant possession on completion

**Local Authority:** Richmond District Council

**Council Tax:** Band H

**EPC Rating:** TBC

**Guide Price:** £1,300,000







Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated April 2023. Photographs and videos dated 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)



