



James Winn Estate Agents are delighted to offer for sale this rare opportunity to acquire a charming three-bedroom countryside home in the peaceful village setting of West Rounton, ideally positioned between Northallerton and Yarm.

Greylands offers spacious rural living surrounded by open countryside, while still providing excellent access to local amenities, transport links and highly regarded schools. The property enjoys a quiet location with picturesque views and easy access to the A19 and A684, making it ideal for commuters seeking a balance between country living and convenience.

Greylands

West Rounton,
North Yorkshire,
DL6 2LW

Asking Price:

£250,000

EPC Rating: E



SITUATION:

Greylands is located in the rural hamlet of West Rounton near Northallerton in North Yorkshire. The area has predominantly countryside/farming surroundings.

Closest convenience store is around 1.6 miles away in nearby villages, closest supermarket is approximately 4.7 miles away, nearby shopping and market facilities in Northallerton.

Nearby schools rated "Good" include, Appleton Wiske Community Primary School (~1.6 miles), Hutton Rudby Primary School (~3.6 miles), Conyers School (~4.9 miles)

DIRECTIONS:

Leave Northallerton via the A167 northbound. Join the A684 eastbound toward Yarm/Stokesley. Continue through or past Ainderby Steeple/Picton, turn toward West Rounton/Welbury on local rural roads. Follow signs for West Rounton.



For additional information and full photo gallery please visit www.castledene.co.uk



Entrance Hall:

Composite entrance, open stairs, leading to living room and kitchen/diner.

Living Room:

5.56 x 3.75

Double-glazed window to the front and French doors to the rear, feature fire breast with inset coal/log fire, timber surround, tiled hearth, beamed ceiling, solid oak flooring, radiator.

Kitchen/ Dining Room:

5.56 x 3.64

2 Double-glazed windows, full range of fitted base and wall units, additional matching dresser, tiled splashback, tiled flooring, space for washing machine and dishwasher, space for freestanding fridge/freezer, space for freestanding cooker, beamed ceiling to dining area, radiator, spotlights.

First Floor

Landing

Bedroom 1:

3.80 x 3.75

Double-glazed window, full wall of newly fitted wardrobes including dressing table, radiator, carpet.

Bedroom 2:

3.79 x 3.79

Double-glazed window, feature fire breast, radiator, carpet.

Bedroom 3:

3.75 x 1.63

Double-glazed window, loft entrance, radiator, carpet.

Bathroom:

3.10 x 1.75

Double-glazed window, panelled bath, walk-in shower cubicle with bi-fold doors and bar shower, part tiled walls, vinyl flooring, hand basin, w/c, radiator, spotlights.



External

Front:

Raised entrance, block paved driveway, paved and patio area.

Rear:

Block paved patio area, gravelled, oil storage tank, shed.



MORTGAGE & FINANCIAL ADVICE:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

CLAUSES:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

MATERIAL INFORMATION:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

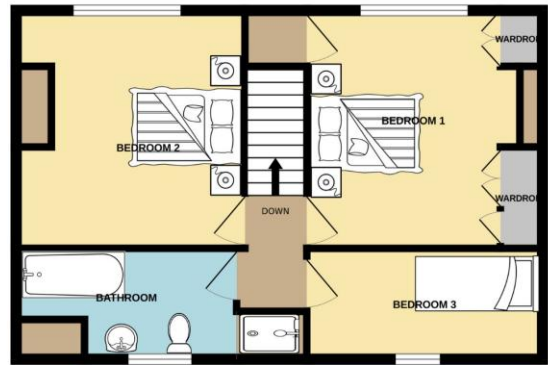
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract