

*The Hawthorns Low Green, Aldbrough St. John, Richmond, Yorkshire, DL11 7TF*  
*Offers in the region of £475,000*



This stunning 3-bedroom, Grade II Listed, detached house located in the charming village of Aldbrough St. John, Richmond boasts a picturesque view overlooking the village green, providing a tranquil and scenic setting for you to call home.

As you step inside, you'll be greeted by not just one, but two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The open fireplaces add a touch of warmth and character to the living spaces, creating a cosy atmosphere during the colder months, whilst the family kitchen and large utility room are an ideal space for enthusiastic cooks.

With 3 well-appointed bedrooms having picture perfect views and a large family bathroom and en suite to bedroom one, this house offers ample space for a growing family or those

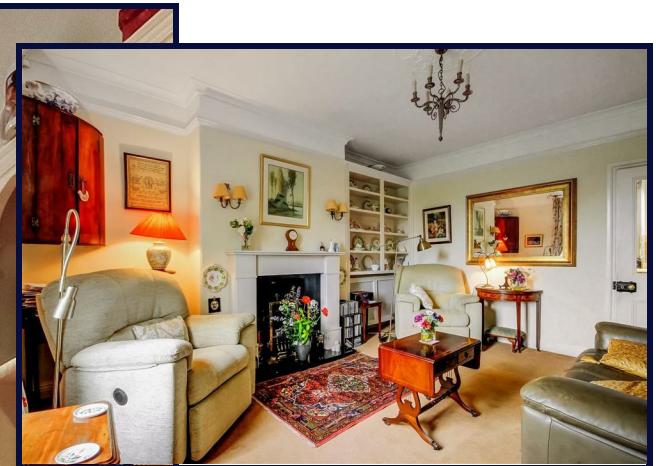
who enjoy having extra room for guests. Externally the

Beautiful "cottage" gardens house a unique stone-built outbuilding with double glazing and heating along with brick built stores ideal for use as a home office, studio, or simply a peaceful retreat away from the main house. Located in a very popular village, you'll have the opportunity to become part of a close-knit community while still enjoying the privacy that comes with a detached home. Whether you're looking to enjoy the tranquillity of village life or simply want a beautiful home to call your own, this property offers the best of both worlds.

Close proximity to the A1(m) and A66 make it an ideal location for commuting throughout the region whilst the village has its own well respected pub, The Stanwick Arms which is a cosy spot to meet the neighbours. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed.







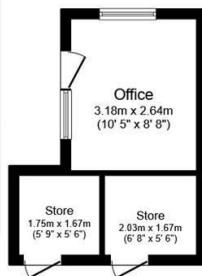
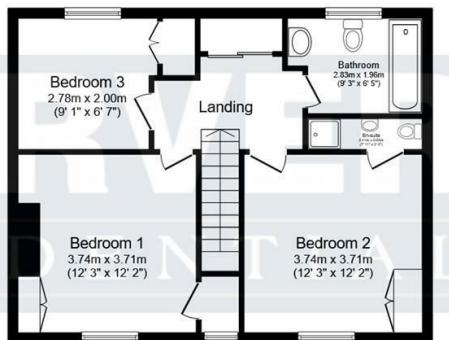
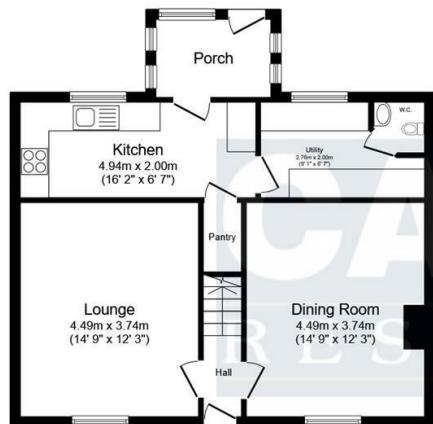
- Detached property overlooking Village Green
- Extremely popular village
- Beautiful gardens
- Stone built Outbuilding within the Garden - Potential Home Office
- Two large reception rooms
- Three generous bedrooms
- Close to A66 & A1(m)
- Grade II Listed Property











Total floor area: 130.8 sq.m. (1,408 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G	75	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

