



A detached and period cottage pleasantly positioned in the centre of the village overlooking the old Village Green towards the Church.

Offering an abundance of charm and character the property briefly comprises two reception rooms, refurbished kitchen / dining room with solid granite work surfaces and integrated appliances, 3 double bedrooms, bathroom, utility room and WC. Externally there are landscaped gardens adjoining and overlooking the old Village Green with natural pond and two stone built potting/storage sheds. There is gravelled off street parking for a number of vehicles. The property enjoys a high level of privacy and viewing is strongly advised.

The property has undergone works to improve the energy efficiency of the building to include insulation of the walls and roof. There is potential for a loft extension following a previously successful planning permission.





- Peaceful village setting
- Chain free
- Three double bedrooms

- Detached and very private stone build cottage
- 15 minutes drive to Darlington and Richmond.
- Two reception rooms

GENERAL INFORMATION

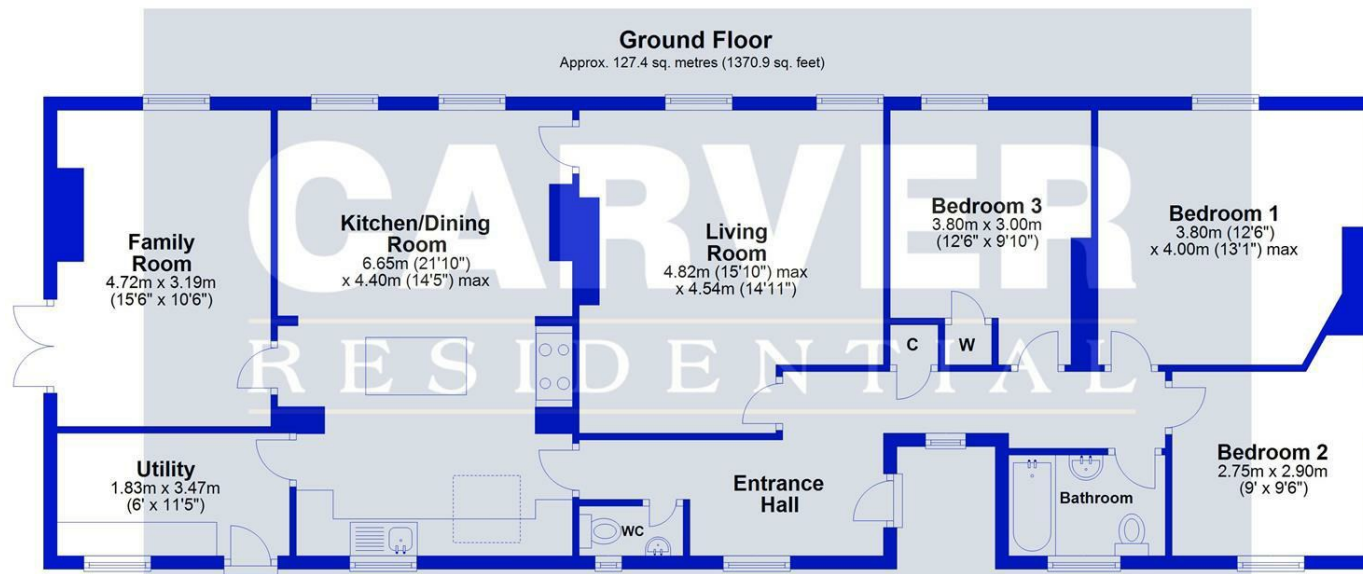
Tenure: Freehold

Services: Air Source Heat Pump. Solar Panels (owned outright. Fitted in 2013 - awaiting details of feed in tariff).

Mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire. (Tax Banding E)



| 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 | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Total area: approx. 127.4 sq. metres (1370.9 sq. feet)

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Plan produced using PlanUp.

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14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
Co Durham DL5 4DJ
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk