



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

GENERAL INFORMATION

Tenure: Freehold

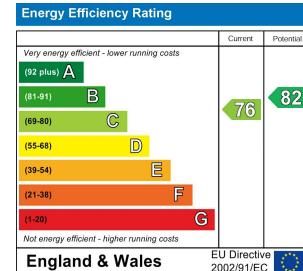
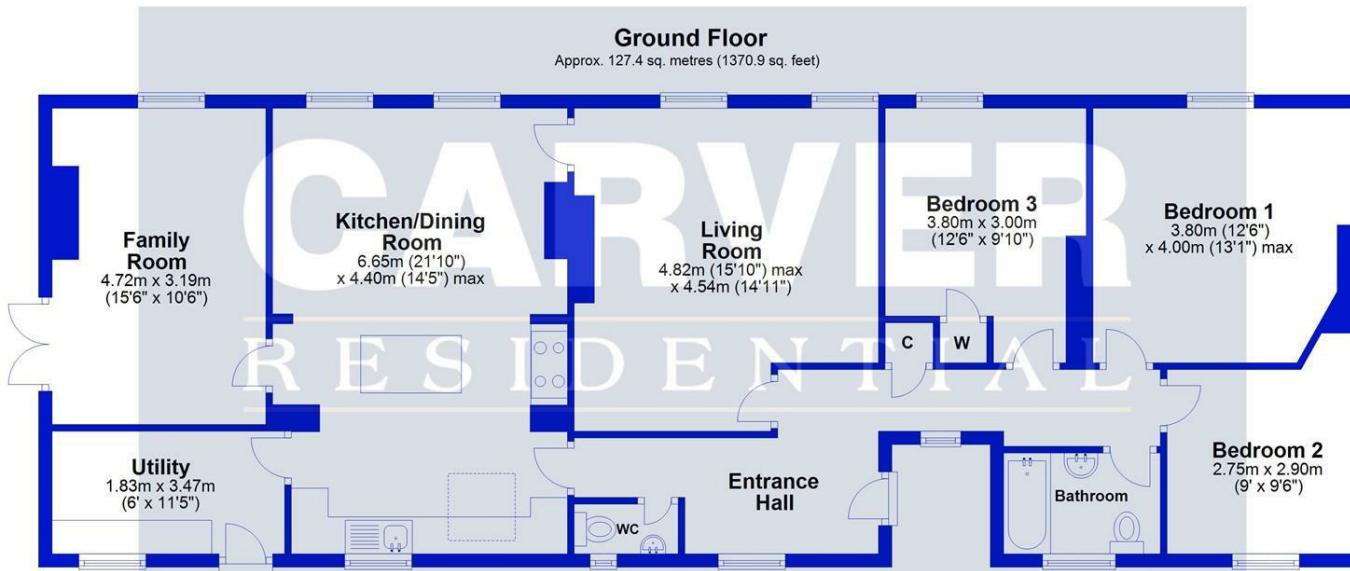
Services: Air Source Heat Pump. Solar Panels (owned outright. Fitted in 2013 - awaiting details of feed in tariff).

Mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire. (Tax Banding E)

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



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

For identification purposes only. Not to scale.
Plan produced using PlanUp.

We can search 1,000s
of mortgages for you



Your home may be repossessed if you do not keep up repayments on your mortgage.
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

It could take just 15 minutes with one of our specialist advisers:
Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



MAB 6202

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



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