



**PLANTATION HOUSE, EAST COWTON,  
NORTHALLERTON  
OFFERS IN EXCESS OF £455,000**



**Northallerton  
Estate Agency**

# East Cowton

Northallerton, DL7 0JY

A TRADITIONAL FARMHOUSE WITH 5 GOOD SIZED BEDROOMS IN THE SOUGHT AFTER VILLAGE OF EAST COWTON WITH ITS GOOD PRIMARY SCHOOL AND POPULAR VILLAGE PUB. THIS HOUSE BOASTS ADDITIONAL GRAZING LAND WITH ORCHARD AND LARGE AGRICULTURAL BUILDING CIRCA AROUND 2 ACRES NO ONWARD CHAIN

- 5 BEDROOM
- 2 ACRES OF LAND INC. PADDOCK & ORCHARD
- OIL FIRED CENTRAL HEATING
- VILLAGE LOCATION
- CHAIN FREE
- CHARACTER FEATURES



#### HALLWAY

WINDOW, RADIATOR, CEILING LIGHT POINT AND STAIRS TO FIRST FLOOR

#### SITTING ROOM

CEILING LIGHT POINT, FEATURE FIREPLACE, RADIATOR AND WINDOW

#### LIVING / DINING ROOM

FEATURE FIREPLACE WITH WOOD BURNER, DUEL ASPECT WINDOWS TO FRONT AND REAR, CEILING LIGHT POINT, RADIATOR

#### KITCHEN / BREAKFAST ROOM

GOOD RANGE OF BASE AND WALL UNITS, SPACE FOR DOUBLE OVEN, CEILING LIGHT SPOTS, INTERGRATED DISHWASHER, SINK AND MIXER TAP, EXTRACTOR FAN. DOOR OUT TO THE REAR GARDEN

#### UTILITY / WC

WC CEILING LIGHT SPOTS, WASH BASIN AND SPACE FOR WASHING MACHINE.

#### MASTER BEDROOM

2 LARGE DOUBLE WARDROBES, CEILING LIGHT POINTS, RADIATOR AND WINDOW

#### ENSUITE TO MASTER

CORNER SHOWER CUBICLE, WASH BASIN AND WC, CEILING SPOT LIGHTS

#### BEDROOM 2

3 X DOUBLE DOORED BUILT IN WARDROBES, CEILING LIGHT POINT, DOUBLE RADIATOR AND WINDOW TO THE FRONT OF THE PROPERTY

#### BEDROOM 3

CEILING LIGHT POINT, RADIATOR AND WINDOW TO THE SIDE

#### MASTER BATHROOM

CORNER BATH, TOILET AND BIDET, WASH BASIN, SHOWER CUBICLE AND STORAGE CUPBOARD, CEILING LIGHT POINT AND RADIATOR WINDOW TO THE REAR

#### BEDROOM 4

EAVES TORAGE SPACE, RADIATOR CEILING LIGHT POINT AND VELUX WINDOW

#### ENSUITE

BATH AND WASH BASIN WITH ACCESS TO EAVES STORAGE

#### BEDROOM 5

LARGE LOFT ROOM WITH SIDE WINDOW AND EAVES STORAGE

#### EXTERNALLY

GRAVELLED DRIVEWAY WITH DOUBLE TIMBER GATES WITH OFF ROAD PARKING FOR SEVERAL VEHICLES. THE MAIN GARDEN IS SITUATED TO THE SIDE OF THE HOUSE AND ADJACENT TO THE KITCHEN IS ANOTHER AREA OF LAWN AND BORDER GARDEN. THERE IS A STORE SHED WHICH IS ATTACHED TO THE PROPERTY WHICH CONTAINS THE BOILER, POER SOCKETS AND ELECTRIC LIGHT.

THE ATTIC AREA HAS SPRAY FOAM INSULATION AND THE OWNERS ARE IN RECEIPT OF THE REPORT TO SAY THIS HAS BEEN DONE CORRECTLY.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - OIL HEATING, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - E  
EPC - D

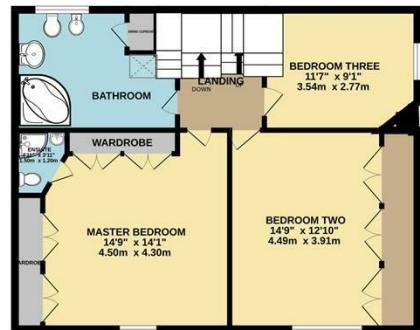


Call us to arrange a viewing on **01609 771959**

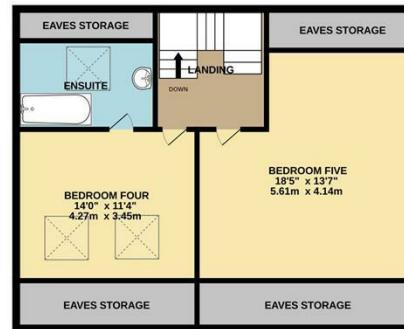
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Good - lower running costs	C		
OK - higher running costs	D		
Bad - very high running costs	E		
Very bad - very high running costs	F		
Very poor - very high running costs	G		

Not energy efficient - higher running costs

EU Directive 2019/2019

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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