



**NEW COTTAGE LOW STREET, KIRKBY
FLEETHAM, NORTHALLERTON, DL7 0SW
£695,000**



Northallerton
Estate Agency



Low Street, Kirkby Fleetham, Northallerton DL7 0SW

The property comprises a brick built and rendered substantially extended 6-bedroom family house situated in the highly sought after village of Kirby Fleetham. The property enjoys extensive gardens, triple garaging, potential for annex given the layout, scope for potential development subject to planning permission.

- Substantial 6 Bedroom
- Extensive Gardens
- 3 Bay Garage
- Potential for development
- Detached House
- Potential for annex
- Village Location





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

Entrance lobby
Entering through wood effect double glazed front door with leaded glass light panels into the entrance lobby with windows providing a nice degree of natural light, terracotta tiled floor, internal wood effect composite door with central etched glass panel giving access into the entrance hall.

Entrance hall
Stairs to first floor, inset ceiling spotlights, access to downstairs W/C.

W/C
Wall mounted washbasin, duo flush toilet, recessed useful cloaks hanging area, trianco oil fired central heating boiler, ceiling light point, ½ tiled walls.

Living room
Substantial living room with pine panelled ceiling, central stone arches and chimney breast open to 2 sides allowing for a double sided wood burner, nicely set out for sitting and dining area, windows to 3 sides providing for a high degree of natural light, full height patio doors out to rear patio and gardens, inset ceiling spotlights, wall mounted light points, double radiator, TV point, beautiful views out to the gardens.

Dining room
Terracotta tiled floor, full height French doors out to rear patio and vies out across open farmland, inset ceiling spotlights, double radiator, windows front and rear, archway through to kitchen.

Kitchen
Quality fitted kitchen comprising substantial range of light beech base and wall cupboards, granite effect worksurfaces with inset 1 ½ bowl single drain stainless steel sink unit with quality mixer tap over, full height larder fridge and adjacent freezer with unit matched doors to front, inset 4-ring hob, eye level double ovens and grill with storage to sides, built in breakfast bar with 3 sectioned wine rack, unit matched glass fronted and shelved display cabinet, inset ceiling spotlights, 2 widows to front providing a high degree of natural light, door to utility.

Utility
Continuation of terracotta tiled floor, continuation of the light beech base and wall cupboards, granite effect worksurfaces with inset single drain single bowl sink unit with mixer tap over, space and plumbing for washing machine and dryer, ceiling light point, upper etched glass door to rear, slimline radiator.

Side entrance
Additional stairs to first floor, useful under stairs storage cupboard, downstairs wet room. Could provide access to separate annex subject to purchaser's requirements.

Downstairs wet room
Fully tiled with central floor drain, wall mounted thermostatically controlled mains shower, corner mounted wash basin with easy turn mixer taps, duo flush toilet, radiator, flush mounted ceiling light point, ceiling mounted extractor.

Games room/potential annex living kitchen
Tile effect laminate floor, windows to 2 sides providing a high degree of natural light, 2 ceiling light points, double radiator.

Landing
Attic access, access to bedrooms, built in shelved storage cupboard.

Bedroom 1
Double bedroom, windows to both sides, ceiling light point, coved ceiling, TV point, radiator x 2, views out to countryside.

Family bathroom
Fully tiled walls, white suite comprising duo flush toilet, pedestal washbasin with easy turn mixer tap, curved edged bath with mixer tap and mirror to rear, wall mounted shaver socket and mirror, flush mounted ceiling

light point, wall mounted extractor, double radiator. Partially completed shower cubicle with Mira electric shower and shower tray.

Bedroom 2
Double bedroom with recessed entrance, 2 ceiling light points, 2 double radiators, twin windows.

Bedroom 3
Radiator, coved ceiling, ceiling light point.

Bedroom 4
Access from both sides from twin doors, double radiator, windows to front and rear, ceiling light point.

Second Landing
Ceiling light point, access to additional 2 bedrooms. This could be separated to make an annex.

Bedroom 5
Substantial double bedroom with windows to 2 sides, panoramic views out to surrounding countryside, centre ceiling light point, built in corner cupboard housing lag cylinder and immersion heater, double radiator, TV point.

Bedroom 6
Double bedroom with ceiling light point, radiator.

Bathroom
Fully tiled walls, curved edge bath with quality mixer tap, duo flush toilet, pedestal washbasin with easy turn mixer taps, wall mounted mirror, radiator, flush mounted ceiling light point, wall mounted extractor.

Garden
To the front of the property there is hedged boundary with vehicular and pedestrian access through single and double gates. There is hardstanding for the property offering parking for 5 vehicles. Front garden comprises lawns, hedged boundaries, shrubbery, pedestrian access from the road to the front patio area, stone built porch, Yorkshire stone flagged walkway running down to a half-moon patio to the side of the property with views to the substantial side gardens. Side garden is lawned with fruit trees, fenced corner area currently used for chickens and composting with shrubbery around. The rear garden is lawned with hedging with beautiful views out to the countryside, continuation of the Yorkshire stone walkway to a substantial stone flagged patio with post and plank fencing offering amazing views out to the adjacent farmland. Continuation of flagging adjacent to the side door with step down to an inner lawned area with raised fruit bed and access to a shed. Concealed oil tank, side access into the garage, continuation of the walkway to the side garden. Detached garden to rear of garaging is lawned with raised fruit beds and currently housing a detached mobile home.

Shed
Wooden construction with the benefit of light and power.

Garage
Detached 3 bay garage currently utilized as a workshop and studio with up and over doors to the front, benefit of light, power and water. Side access through a pedestrian door, double glazed windows. First room currently used as a workroom with door through into a large kitchen preparation room with a large range of base cupboards topped with wooden worksurfaces with inset single bowl single drain stainless steel sink unit, built in double oven, space for additional appliances. Internal tile effect flooring panelled ceiling, ceiling point, extractor, door through to a second area with space and plumbing for washing machine, space for dryer, base cupboards topped with wood effect worksurfaces, pedestrian door to side, light and power, ceiling light point. Could provide for additional annex.

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

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC OIL & DRAINAGE

NYCC TAX BAND - F

EPC - TBC









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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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