

**STABLE END**  
**1 THE SQUARE, GREAT LANGTON DL7 0TD**



**A Delightful 2-Double Bedroomed Cottage Property with Superb Views On Good Sized Plot with Recently Purchased Garden Land**

- Full UPVC Sealed Unit Double Glazing
- Oil Fired Central Heating
- Garden Room
- Inglenook Fireplace with Wood burning Stove
- Superb Views to Rear
- Recently Purchased Piece of Garden Land

**Offers in the Region of: £250,000**

# Stable End, 1 The Square, Great Langton DL7 0TD

## SITUATION

Northallerton 6 miles Richmond 6 miles  
Darlington 11 miles Catterick 4 miles

The property is pleasantly situated at the end of a row of terraced cottages in the rural village of Great Langton equidistance between Northallerton and Richmond on the B.6271 which are approximately six miles away. There are wooded views to the front of the property and farmland views to the rear.

## DIRECTIONS

From Northallerton take the B6271 from the north end of Town, through the village of Yafforth. Continue about five miles to Great Langton and you will find Stable End in "The Square", which lies on the right hand side of the road.

## AMENITIES

**Fishing** – Subject to obtaining a Licence from either Kirkby Fleetham or Richmondshire Fishing Club, fishing can be enjoyed on the River Swale or on the ponds adjacent to the river.

**Walking** – Close to the Cottage is a very pleasant walk through the grassy Langton Quarry and on towards the River Swale which, on a good day you can cross by foot and stroll along the riverside.

**Cycling** - This area is very popular with cyclists. For the more casual of cyclists there are plenty of quiet country roads to explore.

**Golf** - 5 miles from the Romanby Golf & Country Club and just 15 minutes' drive from the more challenging Catterick Golf Course.

## DESCRIPTION

Stable End comprises a traditionally constructed charming two double bedroomed, deceptively spacious cottage property situated in the rural village of Great Langton. It is cobble and brick built and part rendered. The property has been extended by the present owners to provide a wet room and an attractive garden room which is presently utilised as a dining room and which is a light and airy addition to the property with tremendous west facing views to the rear. The property enjoys the benefit of full UPVC sealed unit leaded double glazing and oil fired central heating.

The accommodation briefly comprises entrance vestibule leading into sitting room with inglenook fireplace, kitchen and garden room/dining room and wet room. Stairs from the sitting room lead to the first floor with two double bedrooms and bathroom. There are steps up to the attic which is fully boarded.

The present owners have recently purchased a piece of garden land to the rear which they are gravelling and creating access and parking for three vehicles. Currently there is a patio adjacent to the rear of the property and in all makes this a very generous plot

with potential to provide superb landscaped gardens with country views.

Viewing is essential to appreciate the property and presentation.

## ACCOMMODATION

Through gated access to the side of the property and through UPVC sealed unit double glazed entrance door leading to:

### Entrance Vestibule

With quarry tiled floor. Two leaded light windows. Single radiator. Meter boxes. Cloaks hanging rails. Door to:

### Sitting Room

**6.71m x 4.12m (22' x 13'6") (measurements include stairs)**

Open beamed ceiling. Two leaded light double glazed windows to the front and one to the side with stone sills. Brick feature Inglenook fireplace with wooden beam over and bespoke wood burning stove. TV, Sky, telephone and power points. Stairs to First Floor and door to:

### Kitchen

**5.18m x 2.44m (17' x 8')**

Recently fitted kitchen with range of off white base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl coated sink unit with mixer tap. Attractive tiling above work surfaces. Solid oak flooring. Space and plumbing for the washer and dishwasher. Useful understairs pantry / store cupboard. Inset spot lighting. Electric cooker point with stainless steel extractor hood and fan over. Archway to:

### Garden Room / Dining Room

**4.50m x 3.00m (14'7" x 9'8")**

Solid oak flooring. Leaded windows to two sides. Two radiators. Power points. French doors out to rear patio and garden with superb views out over garden and paddock beyond. Door to:

### Downstairs Wet Room & WC

**3.00m x 1.00m (9'8" x 3'2")**

Fully tiled to walls and floor. Mains drench shower. Duoflush WC and matching wash basin. Heated towel rail. Underfloor heating. Leaded UPVC sealed unit double glazed opaque window. Illuminated mirror.

## FIRST FLOOR

Stairs to First Floor with leaded UPVC sealed unit double glazed window. Steps leading up to the attic.

### **Bedroom No. 1**

**4.47m x 2.85m (14'8" x 9'4")**

Double glazed leaded UPVC sealed unit double glazed windows to the front and side of the property. Single radiator. Power points. Beamed ceiling.

### **Bedroom No. 2**

**4.32m x 3.05m (14'2" x 10')**

With UPVC sealed unit double glazed window overlooking the front of the property. Built in wardrobes along the length of the bedroom. Cast iron ornamental feature fireplace. Radiator. Power points.

### **Bathroom**

With white suite comprising recently fitted roll top Ideal cast bath with central mixer tap and shower attachment. WC and wash basin. Heated towel rail. Airing cupboard housing lagged hot water cylinder and shelved storage. UPVC sealed unit double glazed opaque window.

### **Attic**

Extensive boarded out loft area with small skylight. Light point.

### **OUTSIDE**

The entrance to the garden is by a gate to the side of the property. There is a boiler cupboard at the side of the entrance vestibule housing oil fired central heating boiler. There is off street parking to the front of the property with two designated parking spaces.

The present owners have recently purchased a piece of garden land to the rear which they are gravelling to create access and parking for three vehicles. Currently there is a patio adjacent to the rear of the property and in all makes this a very generous plot with potential for the discerning purchaser to create superb landscaped gardens with country views which adds to an attractive backdrop to this character cottage.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **COUNCIL TAX BAND**

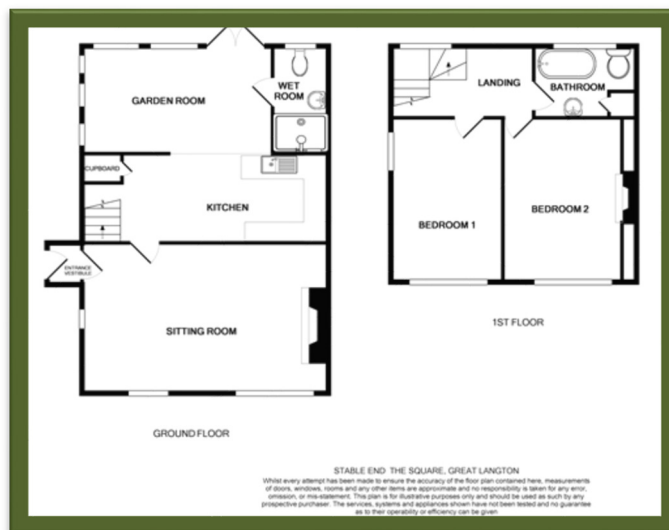
We are informed by the Vendor that the Council Tax Band is Band C.

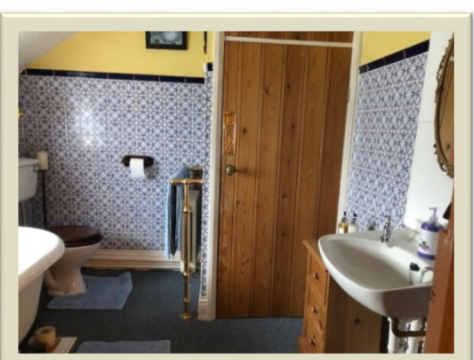
#### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

### **DISCLOSURE**

By the Estate Agents Act (1979), we are obliged to declare the fact that the Vendor is a member of staff of Northallerton Estate Agency, therefore, we are accordingly making this declaration on their behalf.





#### COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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