

S.3703

**FRISTON HOUSE**  
**EAST COWTON, NORTHALLERTON DL7 0DH**



**A Well Laid Out, Generously Proportioned, Immaculately Presented Six Bedroomed Detached Village Residence of Character & Distinction with Substantial Hardstanding, Garaging, Car Port and Attractive Gardens & Summer House to Rear**

- Six Bedroomed Accommodation
- Immaculately Presented Throughout
- UPVC Sealed Unit Double Glazing / Oil CH
- Solid Oak Floors to Ground Floor
- Tremendous Living Kitchen
- Highly Sought After Village Location

**Offers in the Region of: £485,000**

# Friston House, East Cowton, Northallerton, North Yorkshire DL7 0DH

## SITUATION

Northallerton	7 miles	Darlington	9 miles
Richmond	10 miles	Middlesbrough	24 miles
Durham	31 miles	York	40 miles
Leeds	63 miles	Yarm	11 miles
Teesside	15 miles		

(All distances are approximate)

**Friston House** is attractively located within the much sought after and highly desirable North Yorkshire village of East Cowton which enjoys the benefit of good local facilities and amenities extending to Primary School, Village Hall, Sports & Social Club, Church, Pub and Post Office which also serves as the village shop. The village of East Cowton is a very popular residential village conveniently situated in relation to thriving and popular market towns of Northallerton, Richmond, Darlington and Yarm and is also well placed for commuting to Teesside and within reasonable travelling distance of Tyneside.

The property stands in a convenient position within this highly desirable North Yorkshire village which is situated in a most attractive and sought after rural area of North Yorkshire.

The property situated as it is enjoys excellent transport links with the A.1 and a.19 trunk roads which are both within easy and convenient distance and link into the A.66 Transpennine route.

The local towns of Northallerton and Darlington enjoys main line train stations on the East Coast main line route which links London to Edinburgh and provides a journey time to London of some 2 ½ hours. Additionally, via the Transpennine service that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Liverpool Manchester and Manchester Airport.

International Airports can be found at Teesside, Newcastle, Leeds/Bradford and Manchester.

**Schools** - The area is well served by good state and independent schools. There are Primary Schools in East Cowton, North & South Cowton together with a further Primary School at Great Smeaton. Comprehensive Schools can be found at Richmond, Northallerton and Darlington whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Teesside High, Yarm and Ampleforth.

**Racing** – Catterick, Thirsk, Ripon, York, Beverley, Doncaster and Redcar.

**Golf** – Thirsk, Northallerton, Darlington, Bedale, Catterick, York and Harrogate.

**Walking, Cycling & Riding** - The property is situated in an area of attractive countryside with a good network of quiet country roads, footpaths and bridleways.

## DESCRIPTION

**Friston House** comprises an immaculately presented, well laid out and spacious, generously proportioned six bedroomed family house with very versatile ground floor accommodation which enjoys views to the rear over open countryside. The property was constructed in 2004 by the present owners and has enjoyed a superb extension to provide a particularly generous living kitchen space to the rear which enjoys nicely delineated kitchen, dining and sitting areas, within the sitting area is a wood burning stove creating a superb warm, ambient and cosy atmosphere. The versatile accommodation enjoys three further reception rooms on the ground floor offering tremendous scope for sitting room,

dining room, home office, hobby or play room whilst on the first and second floor there are six bedrooms with the master bedroom enjoying quality En Suite shower room and the accommodation is completed by a superbly appointed quality fitted bath and shower room. The property enjoys quality fixtures and fittings throughout including solid oak floors to the ground floor opening onto solid oak staircase to first and second floor, superb quality fitted kitchen, bathroom and En suite.

Externally the property enjoys extensive hardstanding for a number of vehicles, access to garage and car port and attractive manageable patios and gardens to rear with well stocked flower beds and covered seating area.

The offering of **Friston House** presents an all too rare opportunity to acquire a substantial family house in a superb position in highly sought after village location which whilst enjoying a superb rural position is the nonetheless ideally placed for convenient access to local and national centres of commerce.

Early inspection recommended to fully appreciate the property and its position. The property is chain free and available for early completion.

## ACCOMMODATION

Under covered porch through solid oak door with central etched and leaded glass light into:

### Entrance Hall

Solid oak timber floor. Solid oak staircase leading to first floor. Three ceiling light points. Coved ceiling. Double radiator. Useful recessed understairs storage / office area. Access to all ground floor accommodation.

### Cloakroom/WC

Concealed cistern duoflush WC with unit inset wash basin with tiled splashback, cupboard storage beneath. Coved ceiling. Inset ceiling light spots. Solid oak flooring. Extractor fan. Double radiator. Wall mounted oak shelf.

### Sitting Room

**4.98m x 3.66m (16'4" x 12')**

Feature fireplace comprising marble surround, mantel shelf and hearth with inset living flame gas fire. Coved ceiling. Four wall light points. Double radiator. TV and telephone points plus Sky point. Window to front.

### Study

**3.42m x 3.25m (11'3" x 10'8")**

Coved ceiling. Centre ceiling light point. Two Wall light points. Double radiator. Telephone points. Window to front.

### Box Room / Snug

**3.98m x 3.42m (13'1" x 11'3)**

Flush mounted ceiling light point. Door through to kitchen. Very versatile roof with a range of base and wall cupboards. Double radiator.

### **Open Plan Living Kitchen**

**5.64m x 3.66m (18'6" x 12')**

Harlequin tiled splashbacks. Fully fitted modern kitchen with white base and wall cupboards. Granite effect work surfaces with integrated appliances including brushed steel and glass electric fan oven, microwave, 5 ring gas hob, extractor fan. Inset 1 ½ bowl single drainer coated sink unit. Double sink unit with single drainer and mixer tap over. Space and plumbing for dishwasher. Space for full height fridge and freezer. Contemporary full height radiator. Unit matched leaded glass front, shelved display cabinets. Window to side. Solid oak flooring. Archway through to:

### **Dining / Living Room**

**8.35m x 7.03m (27'5" x 23'1")**

Open to the kitchen on two sides, this open plan L shaped room enjoys living and dining areas. Feature fireplace with a log burning stove with beech mantel shelf and stone hearth. Dual aspect with three large sliding patio doors, window to side and two electrically operated velux roof lights with rain sensors. Inset ceiling light spots. Full height contemporary radiator. Solid oak flooring. Particularly attractive feature chimney breast with brick reliefs and brick back, cut slate hearth and hearth mounted fire.

### **Utility Room**

**3.07m x 2.15m (10'1" x 7'1")**

Space and point for washing machine and tumble dryer. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Full height store cupboard. Goo range of base and wall cupboards. Under unit Worcester Heatslave 26:32 oil fired central heating boiler. Solid oak flooring. Panelled ceiling with inset spots. Door to side. Full height door with central clear glazed light to outside.

From the Hallway is solid oak staircase with balustrade and spindles leading up to:

### **First Floor Landing**

Coved ceiling. Two ceiling light points. Large built in shelved linen cupboard. Oak staircase leads up to the second floor rooms.

### **Bedroom No. 1**

**5.59m x 3.62m (18'4" x 11'11")**

Double radiator. Twin overbed light points. Coved ceiling. Fitted range of bedroom furniture with mirrored doors. View out overlooking rear garden and across open countryside. Attic access. Door to:

### **En Suite Shower Room**

**3.05m x 1.67m (10' x 5'6")**

Corner shower, fully tiled around with curve door to front with Mira thermostatically controlled mains shower. Twin Jack and Jill unit inset wash basins with cupboard storage beneath. Mini tiles splashback to the washbasins with shaver mirror and light. Adjacent concealed cistern WC. Additional unit matched store cupboard. Inset ceiling light spots. Inset extractor and light. Full height heated towel rail. Tiled floor.

### **Bedroom No. 2**

**3.98m x 3.42m (13'1" x 11'3")**

Coved ceiling. Centre ceiling light point. Double radiator. Window with views overlooking rear garden and open countryside.

### **Bedroom No. 3**

**3.66m x 3.57m (12' x 11'9")**

Attractive built in wardrobes with display niches beside. Coved ceiling. Centre ceiling light point. Inset ceiling light spots. Double radiator. Window to front. TV point.

### **Bedroom No. 4**

**3.42m x 3.15m (11'3" x 10'4")**

Wall length built in wardrobes. Coved ceiling. Inset ceiling light spots. Double radiator. Window to front.

### **Bathroom / Shower Room**

**3.66m x 1.83m (12' x 6')**

Attractive white suite comprising shower fully tiled with curved Aqualux screen. Wall mounted Mira Sport electric shower. Pebble effect tiled floor. Unit inset wash basin with mixer tap and tiled splashback. Shaver mirror and light over. Adjacent duoflush WC. Good sized enamelled bath with quality mixer tap and shower attachment. Coved ceiling. Inset ceiling light spots. Inset extractor and light over shower.

Continuation of the solid oak staircase. Leading up to:

### **Second Floor Landing**

Velux roof light.

### **Bedroom No. 5**

**4.03m x 3.57m (13'3" x 11'9")**

Useful extensive under eaves storage. Velux roof light. Window to end. TV, and telephone points. Double radiator. Inset ceiling light spots.

### **Bedroom No. 6**

**4.13m x 3.25m (13'7" x 10'8")**

Extensive under eaves storage. Velux roof light. Double radiator. TV point.

### **OUTSIDE**

Extensive hardstanding opening out to:

### **Garage**

**5.08m x 3.88m (16'8" x 12'9")**

Enjoys light and power.

### **Adjacent Car Port**

**4.95m x 4.64m (16'3" x 15'3")**

Space for shed.

### **Gardens**

The rear garden opens up very pleasantly to lawned gardens and patios with particularly attractive and uninterrupted views over the surrounding parkland. The rear garden provides a particularly attractive backdrop to the property with well stocked shrubberies, natural laid stone flagged patios together with lawned area and it retains a high degree of privacy. Within the rear garden is an elevated, attractive quality covered barbecue and seating area.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **SERVICES**

Mains Water, Electricity and Drainage. Oil fired central heating. LPG gas hob and fire.

#### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 77997

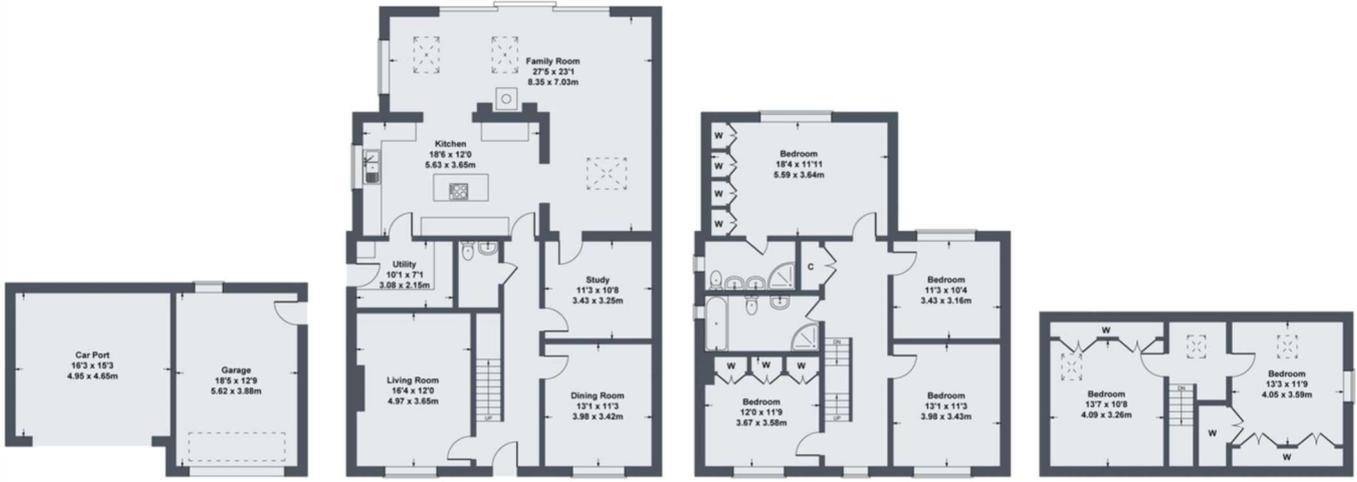
#### **COUNCIL TAX BAND**

The Council tax Band is F.



### Friston House, East Cowton

Approximate Gross Internal Area  
2616 sq ft - 243 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2020





#### 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.

N252 Printed by Ravensworth 01670 71330