

**LOCKTON COTTAGE
WELBURY, NORTHALLERTON DL6 2SB**



**AN IMMACULATELY PRESENTED, DETACHED FAMILY RESIDENCE IN
ATTRACTIVE RURAL LOCATION**

- Master Bedroom With En Suite
- 4 Further Double Bedrooms
- Extensive Lawned Gardens to Side & Rear
- Well Laid Out & Spacious Family Accommodation
- UPVC Sealed Unit Double Glazing & Oil C H
- Detached Double Garage, Sep Workshop / Stable

Offers in the Region of: £380,000

LOCKTON COTTAGE, WELBURY DL6 2SB

SITUATION

Welbury	½ mile	Appleton Wiske	2 ¼ miles
East Harlsey	2 miles	Rowntons	2 ¼ miles
Deighton	1 ½ miles	Northallerton	7 miles
Stokesley	11 miles	A.19	4 miles
A.1	12 miles	Teesside	13 miles
Darlington	16 miles	Thirsk	8 miles
York	30 miles		

Lockton Cottage is nicely situated outside of the popular and much sought after rural North Yorkshire Village of Welbury and enjoys tremendous views over the local and distant panoramic countryside extending over to the Hambleton Hills.

The property is obviously within close walking distance of the Village of Welbury which enjoys the benefit of a Public House and Church.

The property stands on a large and very spacious plot in amongst open countryside and is ideally placed for access to good services and amenities being within easy travelling distance of the local market towns of Northallerton, Stokesley and Yarm. These well serviced local towns enjoy thriving town centres and a comprehensive range of amenities, services, schools and shopping and the property itself will be within the catchment area for a number of renowned local schools within this area.

Major centres of commerce and amenities can be found at York, Middlesbrough, Teesside and Darlington. The major cities of Leeds and Newcastle are within easy commuting distance via the A.1 and A.19 trunk roads both of which have easily located within convenient travelling distance of the property and offer access to all the major centres of commerce, locally and nationally and link into the main arterial road networks of the UK.

The towns of Northallerton and Darlington are further complemented by East Coast mainline train stations which offer services running from London to Edinburgh bringing London within some 2 ½ hours commuting time and additionally providing access via the Transpennine line to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley (20 minutes), Newcastle, Leeds/Bradford and Manchester.

The property lies in an area of outstanding attractive countryside and is situated within an hours travelling distance of the North Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

AMENITIES

Walking and Cycling - The area is well served for attractive walking and cycling with some particularly attractive countryside to be found around this area of North Yorkshire and extending over towards the Hambleton Hills and beyond.

Shooting and Fishing – The property is attractively placed in an area renowned for its quality shooting and fishing, close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romanby, Thirsk, Bedale, Catterick, Darlington, and Masham.

Schools – This area of North Yorkshire is well served by good state and independent schools in the area and good local Primary School at Appleton Wiske. Local comprehensive schools are situated at Teesside, Northallerton and Thirsk. Independent schools can be found at Yarm, Teesside High, Ampleforth, Polam Hall at Darlington and Queen Mary's at Baldersby.

Leisure Centres – Northallerton, Richmond, Bedale and Darlington and Teesside. Additional leisure activities in and around this area can be enjoyed at local rugby clubs, football clubs and a number of gyms.

Riding – The property lies within the Hurworth Hunt country and there is riding in the area.

DESCRIPTION

Lockton Cottage at Welbury comprises a superbly positioned, immaculately presented, particularly well laid out and spacious brick built with pantile roof 4 / 5-bedroomed detached dormer bungalow residence of character and distinction situated in a superb rural position with panoramic views out over the surrounding countryside.

This quality built property enjoys the benefit of oil fired central and wood effect UPVC sealed unit double glazed windows together with the level of thermal insulation one would expect from a quality, recently constructed dwelling.

Externally to the front the property enjoys the benefit of post and rail boundary which is accessed through five bar gate with pedestrian gate to side and enjoys the benefit of extensive block paved driveway and hardstanding which additionally gives access to the detached double garage. To the side of the garage is a useful block of paved hardstanding suitable for caravan, vehicles etc. whilst to the rear of the garage is a useful chippings area again for storage or hardstanding subject to Purchasers requirements. The majority of garden to the property is to the side and rear, it has post and rail boundaries and at present is completely laid to lawn. It offers tremendous scope to provide a paddock area for small scale livestock rearing or could be taken on by the new purchaser and landscaped to provide a particularly attractive backdrop to this superbly positioned property. At present within the garden there is a concrete plinth with stable / store room which could subject to purchasers requirements be utilised as stabling, workshop, livestock housing, storage etc. To the rear of the property is a good area of block paving which opens up to the rear of the kitchen and also provides an attractive laid stone flagged patio which can be accessed from the en suite master bedroom.

Internally the property has been furnished and furnished to a

particularly high standard. All of the rooms are particularly well laid out and very spacious. They enjoy a host of quality fittings and fixtures and of particular note is the solid oak kitchen, the very spacious en suite master bedroom with shower room. The sitting room enjoys a particularly light and airy feel. There is an exposed brick chimney breast housing an Ironhunter multi fuel stove having a really cosy feel to this main reception room. The property enjoys the benefit of four further double bedrooms, a quality first floor bathroom and the whole of the property has been finished to the very highest of standards.

The property has great scope to provide for an extended family or those with dependent relatives.

Early inspection is essential to appreciate this property's position, presentation and very generously proportioned layout.

The property is offered chain free and available for early completion.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central coloured and leaded glass etched panel with similar etched panel double glazed to side leads into:

Entrance Hall 5.94m x 2.08m (19'6" x 6'10")

With stairs to first floor. Coved corniced ceiling. Two ceiling light points. Double radiator. Door to:

Downstairs WC 0.89m x 1.52m (2'11" x 5')

Suite comprising pedestal wash basin with tiled splashback, duoflush WC. Ceiling light point. Deter extractor fan.

Sitting Room 5.06m x 5.74m (16'7" x 18'10")

With feature fireplace comprising exposed brick chimney breast with stone exposed lintel. Natural stone flag hearth with inset cast iron Hunter multi fuel stove. Coved corniced ceiling. Centre ceiling rose and light point. Two double radiators. TV point. Telephone point.

Farmhouse Kitchen 5.94m x 5.16m (19'6" x 16'11")

Quality fitted solid oak kitchen comprising extensive range of base and wall cupboards with cut granite work surfaces incorporating twin Belfast sink with mixer tap. Inset drainer to worktop. Harlequin tiled splashback. Inset Rangemaster Classic 110 which comprises double oven, separate grill, 5-ring burner plus ceramic hotplate. Set into a brick effect chimneybreast with brick lintel and has extractor fan. Built in Electrolux ESL 6115 dishwasher. Space, point and plumbing for larder fridge. Central unit matched work station which is solid oak with cut granite top. Coved corniced ceiling. Inset ceiling light spots. 2 Double radiator. Double glazed french doors out to side leading to block paved driveway and giving access to the rear garden. (It is provisionally proposed at the Whirlpool Larder Fridge will remain subject to satisfactory offer). Wall mounted Deter

extractor fan. Door through to:

Utility Room 2.23m x 2.94m (7'4" x 9'8")

With base cupboards topped with granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and plumbing for auto wash. Floor mounted Grant oil fired central heating boiler. Space and point for dryer. Unit matched built in shelved storage cupboard. Space for additional appliance. Radiator. Coved corniced ceiling. Ceiling light point. Telephone point. TV point. CED extractor fan. Cloaks hanging. Pedestrian door to rear with central etched glass panel giving access to the rear garden.

En Suite Master Bedroom 4.90m x 6.30m (16'1" x 20'8") max

Coved corniced ceiling. Centre ceiling rose and light point. Double radiator. TV point. Double glazed french doors out to rear patio. Extensive range of built in bedroom furniture comprising 2 x double robes with attractive mix of cloaks hanging and shelved storage. Central single wardrobe with shelved storage to side and 3-drawer chest beneath. Matching corner dressing table unit with dressing table with drawer beneath. Shelved storage to side. Mirror to rear. Built in airing cupboard housing NEGA mega flow Heatre Sadia hot water tank with immersion heater and extensive shelved storage around. Ceiling light point.

En Suite Shower Room 2.30m x 2.36m (7'7" x 7'9")

With half tiled walls with contrasting tiled dado rail and inset display tiles. Corner shower cubicle, fully tiled with mains shower. Matching pedestal wash basin, WC and bidet. Radiator. Deter extractor. Inset ceiling light spots.

Bedroom No. 5 2.89m x 2.96m (9'6" x 9'9")

Coved corniced ceiling. Ceiling light point. Radiator. Good views out to rear.

Stairs to First Floor have stained and polished pine balustrade and spindles leading up to:

First Floor Landing 4.50m x 2.06m (14'9" x 6'9")

With inset Velux roof light providing a high degree of natural light to landing and over stairwell. Ceiling light point. Access to undereaves extensive storage. Radiator.

Bedroom No. 2 5.10m x 5.82m (16'9" x 19'1" max)

With windows to front and rear providing a high degree of natural light. Built in bedroom furniture comprising double wardrobe with twin hanging rails, 2 x five-drawer chest of drawers topped with display and storage shelving. Double radiator. Ceiling light point. Telephone point.

Bedroom No. 3

5.06m x 5.10m (16'7" x 16'9")

With window to front providing lots of natural light with great views out surrounding countryside. Double radiator. Ceiling light point. Built in bedroom furniture comprising single wardrobe with twin hanging rails and shelved storage. Useful 2 x 5 drawer chest of drawers to side topped with useful display / storage shelving. Access to undereaves storage.

Bedroom No. 4

5.06m x 2.79m (16'7" x 9'2") plus internal entrance corridor with useful store cupboards to either side. Ceiling light point. Double radiator. Views out to rear over surrounding countryside and across to the Hambleton Hills.

Bathroom

2.20m x 2.79m (7'3" x 9'2")

With half tiled walls all around topped with contrasting tiled dado rail. Corner slipper bath with Mira XL mains shower over. Fully tiled around shower area with a fitted curve shower screen to bath. Matching pedestal wash basin and duoflush WC. Double radiator. Inset ceiling light spots. Deta extractor fan. Roof mounted Velux roof light.

OUTSIDE

GARDENS

There post and rail boundary to the property which is accessed through five bar gate with pedestrian gate to side and enjoys the benefit of extensive block paved driveway and hardstanding which additionally gives access to the detached double garage.

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To the rear of the property is a good area of block paving which opens up to the rear of the kitchen and also provides an attractive laid stone flagged patio which can be accessed from the en suite master bedroom.

Double Garage

5.18m x 4.57m (17' x 15')

Twin up and over doors to front. Brick built with pantile roof. Light and power. Good eaves storage. Concrete floor.

Store Shed/Central Workshop/Stable

5.49m x 3.66m (18' x 12')

Stable door to front.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Hambleton District Council that the Council Tax Band is verbally informs us that the council tax band is C. The current charge is £1259.52.

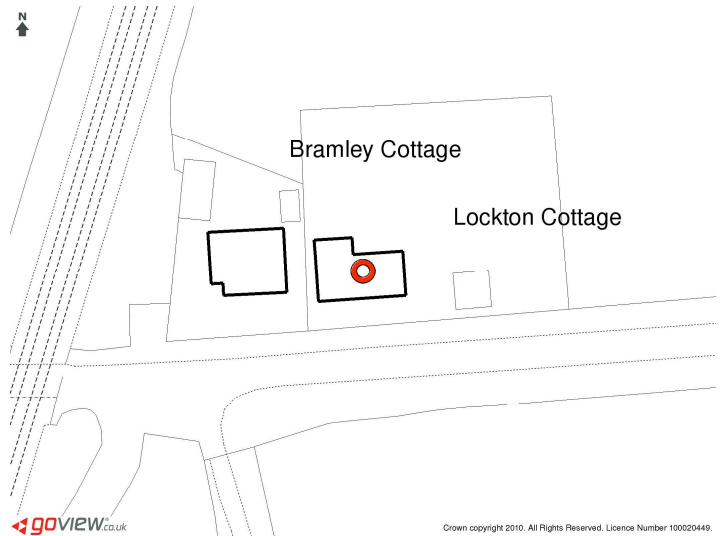
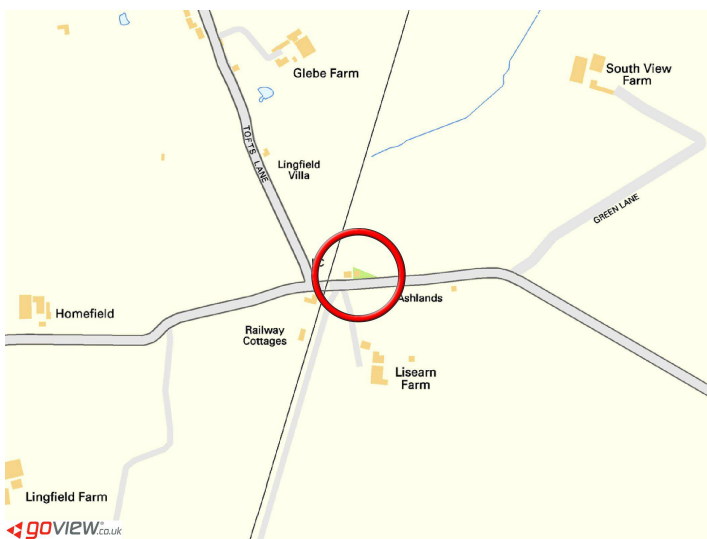
SERVICES

The property enjoys the benefit of mains electricity, and has its own septic tank with digester unit, drainage, mains water.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A (92-100)		
B (81-91)		
C (69-80)	72	74
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>Directive 2002/91/EC</small>		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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. 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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