

EZWELL HOUSE EAST COWTON DL7 0DH



A VERY ATTRACTIVELY POSITIONED, WELL LAID OUT AND SPACIOUS 4-BEDROOMED DETACHED VILLAGE RESIDENCE IN A PREMIER VILLAGE LOCATION WITHIN EASY REACH OF LOCAL AMENITIES

- UPVC Sealed Unit Double Glazed
- Oil Fired Central Heating
- Chain free & available for early completion
- Superb village location – Non Estate
- Gardens to front and rear
- Garage and driveway for several vehicles

PRICE: Offers in the Region of: £285,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

EZWELL HOUSE, EAST COWTON

SITUATION

Northallerton	8 miles	Darlington	9 miles
Richmond	10 miles	Middlesbrough	24 miles
Durham	31 miles	York	51 miles
Leeds	57 miles		

(All distances are approximate)

The village of East Cowton is a very popular residential village conveniently situated in relation to the thriving and popular market towns of Northallerton, Darlington and Yarm. It is also well placed for commuting to Teesside and within reasonable travelling distance of Tyneside.

The property stands in a much sought after 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 enjoys superb views, particularly to the rear over surrounding countryside.

The village of East Cowton enjoys the benefit of a locally renowned Primary School, Village Shop, Post office and Public House.

The area is within some of the most attractive countryside in the area and is also within convenient commuting distance of a number of local, national and international centres of commerce.

The area enjoys excellent transport links with the A.19 and A.1 trunk roads both within convenient distance.

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

The property is attractively situated on a good sized plot in the centre of the Village in one of the most sought after and highly desirable residential areas of the village and enjoying a particularly good sized plot with attractive open views.

The local market towns offer a full and comprehensive range of Educational, Recreational and Medical facilities together with weekly markets and varied shopping.

AMENITIES

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

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

Schools – The area is well served by good State and Independent Schools. Comprehensive Schools in Northallerton and Darlington. Private Schools at Darlington, Barnard Castle, Ampleforth and Hurworth.

Communications – Main Line Railway Stations at Darlington and Northallerton providing a journey time to London of approximately 2 ½. Additionally via the Transpennine Route that calls at these Stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

DESCRIPTION

Ezwell House comprises a substantial brick built with pantile roof 4-bedroomed detached village residence situated on a good size plot in a much sought after and highly desirable North Yorkshire village. Externally the property enjoys to the front entrance through twin gate posts with traditional five bar gates. A good hedged boundary to the front provides for a high degree of privacy behind which is a lawned front garden with chippings driveway and hardstanding to side leading down past the property to the detached garage. The rear garden is an attractive mix of natural stone flagged patio, chippings seating area and a rear lawned garden area which enjoys tremendous views out over the adjacent open park and farmland.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The property has been particularly well maintained by the present owners. The property is offered chain free and available for early completion. Early inspection is particularly recommended to appreciate the property's position, presentation and superb views over the adjacent fields.

ACCOMODATION

In through UPVC sealed unit double glazed front door with central twin leaded and coloured opaque glazed panes into;

Entrance Vestibule 4'10"x 5'3" (1.47m x 1.60m)

With quarry tiled floor, ceiling light point, wall mounted cloaks hanging and double glazed picture window to side providing for a nice degree of natural light. Then forward through internal multi paned door into;

Entrance Hall 6'x17'2" (1.83m x 5.23m)

With laid wood effect lino, coved ceiling, ceiling light point, radiator, useful under stairs storage/potential office area with power with stairs to first floor and door to;

Study 6'11"x 11'2" (2.11m x 3.40m)

Enjoys the benefit of coved ceiling, ceiling light point, radiator and telephone point.

Downstairs WC 7'x 3'2" (2.13m x 0.96m)

Enjoying the benefit of dual flush WC, unit matched wash basin with easy turn tap, natural stone tiled splash back and cupboard storage beneath, Mann Rose extractor, ceiling light point, coved ceiling and radiator.

Sitting Room 12'1"x 17'3" (3.69m x 5.26m)

A particularly light and airy room having double glazed window looking out onto front garden and multi paned French doors through into the dining room, the sitting room its self has a coved ceiling, ceiling light point, two radiators, TV point. This room has a feature fire place, which comprises of tiled hearth recessed surround with cast iron multi fuel burner. French doors through to;

Dining Room

12'1" x 10'2" (3.69m x 3.10m)

Enjoys a coved ceiling, fitted picture rail, moulded dado rail, ceiling light point, radiator and UPVC sealed unit double glazed French doors out to rear patio and garden. Door through to;

Breakfast Kitchen

13'6" x 10'11" (4.11m x 3.33m)

With an attractive fitted beech fronted kitchen comprising of extensive range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over, unit inset Siemens four ring induction hob with brushed steel back plate and brushed steel Zanussi extractor hood over with inset extractor and fan, built in Zanussi double oven and grill, space and plumbing for larder fridge, space and plumbing for dishwasher, white tiled splash backs. Also enjoys a coved ceiling, ceiling light point and wood laminate floor, double glazed half panelled door out to rear. Double glazed windows to two sides providing for a high degree of natural light. Built in breakfast bar, with low level double radiator adjacent.

Utility Room

7' x 6'6" (2.13m x 1.98m)

Fully fitted with an attractive range of base and wall cupboards, granite effect work surface with inset circular stainless steel bowl with mixer tap over, space and plumbing for washing machine, space for additional appliance, floor mounted recently installed Worcester Greenstar Danesmoor 1825 oil fired central heating boiler, ceiling light point. There is a radiator together with wall mounted cloaks hanging.

Stairs to first floor has exposed and polished king post and balustrade with painted spindle, leading up to;

First Floor Landing

9'8" x 6'7" (2.94m x 2.01m)

Coved ceiling, fitted picture rail, ceiling light point and good sized attic access, built in airing cupboard housing lagged cylinder and immersion heater with shelf storage to front and above.

Master Bedroom

12' 0" x 12' 3" (3.66m x 3.74m)

With coved ceiling, ceiling light point, radiator, fitted picture rail. Good deed triple wardrobes with cloaks hanging rail and shelf storage above. Window to rear with views over adjacent fields. Door to:

En Suite Shower Room

8' 11" x 3' 2" (2.72m x 0.96m)

With fully tiled shower cubicle enjoying Roman folding shower screen to front and Roman mains shower. Matching duo flush WC and unit matched wash basin with easy turn taps and cupboard storage beneath. Wall mounted heated towel rail/radiator. Ceiling light point. Wall mounted Manrose extractor fan.

Bedroom 2

12' x 12'3" (3.66m x 3.74m)

With coved ceiling, ceiling light point, radiator and fitted picture rail. Good deep triple wardrobe with cloaks hanging rail and shelved storage over.

Bedroom 3

10' 5" x 10' 8" (3.18m x 3.25m) with radiator, ceiling light point, and coved ceiling. Attractive views out to the rear over adjacent fields.

Bedroom 4

10' 1" x 9' 11" (3.08m x 3.02m) with coved ceiling, ceiling light point and radiator. Built in wardrobe with twinned hanging rails and shelf

storage over.

Family Bathroom

6' 7" x 6' 8" (2.01m x 2.03m) with painted panelled Airbath International spa bath with mixer tap and shower attachment. Fully tiled around with wall mounted Aqualiser Aquastyle electric shower, fitted sliding shower screen. Part panelled walls with duo flush WC. Unit inset wash basin with easy turn mixer tap over and cupboard storage beneath and enjoying tiled surround and back splash. Coved ceiling with inset ceiling light spot. Wall mounted Manrose gold extractor fan. Wall mounted heated towel rail/radiator.

Loft

Fitted folding wooden loft ladder, which gives access up to the attic which runs the full width of the house and is approximately half boarded providing extensive storage.

OUTSIDE

To the front is a lawned front garden with chippings driveway and hardstanding to side leading down past the property to the detached garage. The rear is a mix of flagged, chipping and lawned area overlooking open countryside.

Garage

22'11" x 11'3" (6.98m x 3.43m)

Access to the garage is via an up and over door, it enjoys the benefit of light and power and has extensive eaves storage and concrete flooring.

GENERAL REMARKS AND STIPULATIONS

VIEWING:

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES:

Mains water, electricity, drainage.

TENURE:

Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band for the property is Band D.

LOCAL AUTHORITY:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.



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