

**2 SWALE COTTAGES**  
**GREAT LANGTON, NORTHALLERTON DL7 0TF**



**A Substantial, Attractively Presented, Particularly Well Laid Out & Spacious 3-Bedroomed Extended Semi Detached House in Convenient Village Location**

- Attractively Presented Throughout
- Spacious & Extended Accommodation
- Superb Master Suite with Sauna
- Substantial Conservatory to Rear
- UPVC Double Glazing / Oil Central Heating
- Quality Kitchen, Bathroom & En Suite

**Offers in the Region of: £248,000**

# 2 SWALE COTTAGES, GREAT LANGTON DL7 0TF

## SITUATION

Northallerton	5 miles	Richmond	12 miles
Darlington	14 miles	Teesside	21 miles
A.1	6 miles	A.19	12 miles
Catterick	6 miles	Yarm	21 miles
York	30 miles		

**2 Swale Cottages at Great Langton** is well situated set back from the B.6271 Northallerton to Scorton road in the centre of village and this puts the property within very convenient distance of the sought after market towns of Northallerton, Richmond and Bedale and within very convenient commuting distance of Darlington, Teesside and Catterick.

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.19 and A.1 trunk roads which are very conveniently situated in relation to the property and offer additional access to all the major centres of commerce.

The local market towns and particularly Northallerton offer a full and comprehensive range of educational, recreational and medical facilities together with twice weekly markets.

The towns of Northallerton and Darlington are further complemented by East Coast main line train stations running on the London to Edinburgh line and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine Line there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

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

The property lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the 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. In and around the property itself there is access to good bridle ways and footpaths.

## AMENITIES

**Shooting & Fishing** – the property is very attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors National Park, North Yorkshire Dales and close to good local rivers and ponds

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

**Golf** - Romanby, Thirsk, Bedale, Catterick, Darlington and Richmond

**Schools** – The area is very well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Richmond, Thirsk and Bedale, whilst independent schools can be found at Teesside, Polam Hall, Darlington, Yarm, Ampleforth, Queen Mary's at Baldersby,

The property comprises a brick built with pantile roof 3-bedroomed extended semi-detached family house which stands in a good position just outside the centre of this semi-rural North Yorkshire village, very conveniently situated for Richmond, Northallerton, the A.1 and surrounding centres of commerce. The property is oil centrally heated and has wood effect UPVC sealed unit double glazing throughout.

## DESCRIPTION

**2 Swale Cottages** comprises a brick built with pantile roof 3-bedroomed extended semi-detached family house which stands in a good position just outside the centre of this semi-rural North Yorkshire village. Approach the property through brick pillars with ornamental wall to front and wrought iron gates onto block paved effect driveway and hardstanding leading down to the detached garage past the side of the house and with a turning area at the front offering hardstanding for more vehicles. The front garden is laid to lawn whilst to the rear the property enjoys stone effect rear patio opening out onto the rear garden which is predominantly lawned. To the extreme rear of the garden are two laid stone circles, one comprising a drying/seating area and the raised celtic circle with stone formed seating area around. There is a space and base for shed and a useful lean to between the present shed and garage.

Internally the property enjoys the benefit of wood effect UPVC sealed unit double glazing and oil fired central heating. The property is well laid out and spacious and attractively appointed with particular features being the quality fitted bathroom, kitchen and en suite facilities that include a sauna together with a substantial double glazed conservatory to the rear which offers dining, seating and potential office areas and has views out onto the rear gardens and patios.

Under the present ownership the property has been very well maintained and improved and early inspection is recommended to fully appreciate the property, its position and its well laid out and spacious accommodation.

## ACCOMMODATION

At the front is a step up and through hardwood front door with central etched glass floral panel into:

**Entrance Vestibule**  
**0.86m x 1.42m (2'10" x 4'8")**

Ceiling light point. Stairs to first floor. Door through into:

**Sitting Room**  
**4.84m x 3.42m (15'11" x 11'3")**

Beamed ceiling with centre light point. Feature stone built fire surround and mantle shelf. Inset flame effect fire. Two wall light points. Double radiator. TV, Sky and telephone points. Underfloor heating. Sliding double glazed patio doors out to rear conservatory.

Off Entrance Vestibule into:

**Dining Room**  
**2.64m x 4.82m (8'8" x 15'10")**

With laid wood laminate floor. Ceiling light point. Two wall light points. Radiators. Bay window to front. Underfloor heating. Multi paned inner door to rear hallway.

**Kitchen**  
**2.61m x 4.69m (8'7" x 15'5")**

With attractive natural stone tiled floor. Fitted beech fronted extensive range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer sink unit with chrome mixer tap. NEFF four ring Schott Ceran electric hob with NEFF extractor over. Built in NEFF oven with combi microwave and grill over. Harlequin tiled. Built in NEFF fridge and freezer. Built in AEG dishwasher. Attractive panelled ceiling with inset ceiling light spots. Wall mounted extractor. Built in larder cupboard. Breakfast bar with double radiator under. Telephone point. Door through to:

**Rear Utility Room**  
**2.40m x 3.66m (7'11" x 12')**

Tiled floor. Tiled splashbacks. Good range of beech fronted base and wall cupboards. Work surfaces with inset single drainer, single bowl sink unit with shower mixer tap over. Space and plumbing for washer. Space for larder fridge and additional appliances. Radiator. Tiled walls. Coved ceiling with light spots. Extractor fan. Double glazed stable door to rear giving access out. Floor mounted Trianco Eurostar oil fired central heating boiler. Archway through to:

#### **Rear Hallway**

**2.38m x 2.66m (7'10" x 8'9")**

Natural stone tiled floor.

#### **Downstairs WC**

**1.27m x 0.86m (4'2" x 2'10")**

Fully tiled walls. Contrasting tiled dado. Wall mounted wash basin. WC.

Natural stone tiled floor. Light point.

#### **Inner Corridor**

**1.77m x 0.86m (5'10" x 2'10")**

Inset light spot. Access to understairs storage cupboard.

#### **L Shaped Conservatory**

**7.13m x 3.17m (23'5" x 10'5") with rear hall area 2.54m x 2.33m (8'4" x 7'8")**

Fully tiled floor with underfloor heating. Natural stone window sills. Glazed to three sides and has UPVC sealed unit double glazed french doors out to rear patio and garden. TV, telephone points. Two double radiators. Thermalactic ceiling.

From Hallway

**Stairs to First Floor** with balustrade leading up to:

#### **First Floor Landing**

**1.88m x 0.91m (6'2" x 3') turning to inner hallway 0.88m x 1.52m (2'11" x 5')**

Light point. Attic access. Radiator. Window looking onto rear.

#### **Bedroom No. 1**

**4.88m x 5.56m (16' x 18'3")**

With twin windows to front. Fitted bedroom furniture in light oak comprising double robes, chest of drawers, dressing table, bedside cabinets and drawers. Centre ceiling light point. The dressing area has ceiling light spots. Two radiators. Heated towel rail.

#### **En Suite Shower Room**

**2.15m x 3.55m (7'1" x 11'8")**

Presently comprises large shower cubicle, fully tiled around. Multi head thermostatically controlled Mira shower. Inset ceiling light spot and extractor. Folding shower door. Fitted base unit with Jack and Jill sinks. Extensive cupboard storage and mirrored splashback. Panelled ceiling with inset ceiling light spots. WC. Radiator. Fully tiled walls. Sauna which is pine lined with inset ceiling light spots and sound system. Shelved towel storage.

#### **Family Bathroom**

**2.59m x 2.38m (8'6" x 7'10")**

Tiled floor. Tiled walls. Suite comprising tiled panelled bath with bar mains shower over. Mixer tap with shower attachment. Matching pedestal wash basin and WC. Heated towel rail / radiator. Panelled ceiling with light spots. Wall mounted Greenwood Airvac extractor fan.

#### **Bedroom No,**

**2.44m x 2.40m (8' x 7'11")**

With ceiling light point and radiator.

#### **Bedroom No.**

**3.40m x 2.35m (11'2" x 7'9")**

Ceiling light point. Radiator. Useful over stairs recess providing space for wardrobes.

#### **GARDENS**

In through brick pillars with ornamental wall to front and wrought iron gates onto block paved effect driveway and hardstanding leading down to the detached garage past the side of the house and with a turning area at the front offering hardstanding for more vehicles. To the front the garden is laid to lawn.

Off the driveway and into the rear garden which is stone effect rear patio opening out onto the rear garden which is lawned. To the rear of the garden is a laid stone circled drying area and a raised Celtic circle with seating area around. Space and base for shed with useful covered lean to between.

#### **Garage**

**5.49m x 2.74m (18' x 9') approx.**

Brick built. UPVC sealed unit double glazed door and window to the rear. Up and over door to front. Light and power.

#### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **SERVICES**

Mains water, electricity and drainage. Oil central heating.

#### **TENURE**

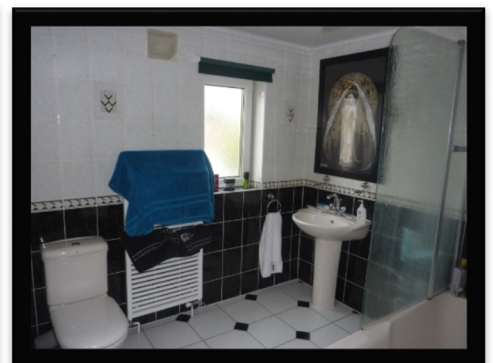
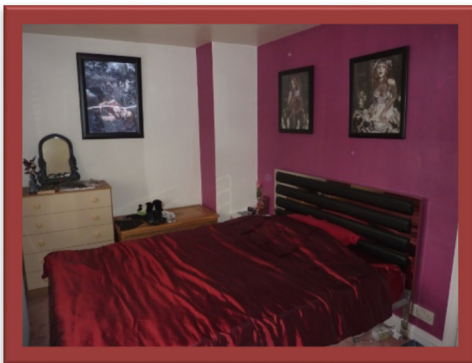
Freehold with vacant possession upon completion.

#### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU. Tel No: 01609 779977.

#### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C. The current annual charge is **£1291.37**.



#### COMMITMENT

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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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