

S.4634

Northallerton
Estate
Agency 🏠

3 MOULTON LANE
NORTH COWTON, NORTH YORKSHIRE DL7 0JR



**A Well Laid Out, Substantial Semi Detached Bungalow Residence Situated on
Good Sized Plot Extending to 0.4 Acres or Thereabouts**

UPVC Sealed Unit Double Glazed
Oil Central Heating
Substantial Plot Extending to 0.4 Acres Approx
Useful General Purpose Building / Garage

Paddock to Rear / Substantial Hardstanding
In Need of Updating & Modernisation
Scope for Various Residential Layouts
Scope to Extend Subject to Necessary PP's

Offers in the Region of £295,000

3 Moulton Lane, North Cowton, DL7 0JR

SITUATION

Darlington	9 miles	Northallerton	11 miles
Teesside	17 miles	Scorton	4 miles
Richmond	9 miles	Moulton	4 miles
Middleton Tyas	5 miles	Yarm	12 miles
A.1	6 miles	A.19	10 miles

3 Moulton Lane, North Cowton is superbly situated on the eastern edge of the rural village of North Cowton near the junction of Moulton Lane, the B1263 to Richmond and the minor road leading to Dalton Gates. It occupies a quiet, semi rural position which is nonetheless ideally placed for commuting being within easy reach of Northallerton, Yarm, Darlington, Richmond, the A.1 and A.19 trunk roads and surrounding main road networks.

The nearby village of North Cowton is much sought after representing a very popular and highly desirable North Yorkshire Village, situated in particularly pleasant open countryside. The village enjoys the benefit of a Public House and Restaurant, Garage and Primary School. There is a Post Office, Service Station and Shop situated in the nearby village of East Cowton.

The area is well situated in relation to the popular market towns of Northallerton, Yarm, Richmond and Darlington where a full and comprehensive range of educational, recreational and medical facilities can be found together with excellent and varied shopping and weekly markets.

The property lies within easy and convenient commuting distance of Teesside, Tyneside, Hurworth and the villages around Darlington and Teesside. There is good access onto the A.1 and A.19 trunk roads bringing the major centres of commerce north and south within easy commuting distance. Additionally via Scotch Corner there is direct access onto the A.66 Transpennine route.

There are main line train stations at Northallerton and Darlington bringing London within 2 ½ hours travelling time and additionally via the Transpennine Line 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 Newcastle, Teesside, Leeds/Bradford and Manchester.

Shopping - market town shopping in Northallerton, Darlington, Richmond and Yarm.

Schools - the area is well served by good state and independent schools. Local primary schools at North, East Cowton and Great Smeaton. Comprehensive Schools are to be found at Northallerton, Richmond, Darlington and Yarm. Independent Schools at Polam Hall, Darlington, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Ripon Grammar.

Shooting & Fishing – the property is attractively situated in an area renowned for its quality shooting and good fishing being

within easy reach of the North Yorkshire Moors and the North Yorkshire Dales and close to local rivers and ponds.

Racing - Catterick, Ripon, Thirsk, York, Sedgefield, Redcar, Beverley, Doncaster and Newcastle.

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

Walking - the area is well served for attractive cycling and walking in particularly attractive countryside and scenery around the property.

Leisure Centre - Richmond, Darlington, Northallerton and Scotch Corner.

The property is within an hour of the North Yorkshire Moors and Yorkshire Dales and within an hour of the Coast at Whitby, Scarborough and Redcar where additional leisure activities can be found.

DESCRIPTION

The property comprises a brick built with clay pantile roof 2-bedroomed semi-detached substantial bungalow residence which is rendered externally and has been extended to the rear. Internally it has scope for various residential layouts and could easily offer three bedroomed accommodation with the minimum of internal works. However it does additionally retain significant potential for development but is sold in need of updating, modernisation and with scope for extension. It enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating.

Externally the property enjoys good sized grounds and gardens extending to 0.4 of an acre and having extensive hardstanding, good sized attractive rear garth / paddock area and a detached general purpose building / workshop which enjoys the benefit of car hoist in situ.

The property is approached through twin wrought iron gates onto a concrete driveway with lawned garden to side which proceeds past the side of the bungalow and to the rear where there is an extensive area of hardstanding suitable for a number of vehicles, giving access to the detached substantial workshop/general purpose building and the rear garth. To the front the garden is low maintenance with a central flagged patio and seating area with shrub border. To the rear the property enjoys both steps and wheelchair ramp access. The rear of the property is hedged offering a high degree of privacy and overall the plot enjoys tremendous scope subject to purchasers' requirements and any necessary planning permissions.

The offering of a property situated in 0.4 of an acre with an established general purpose building / workshop in an attractive semi rural location rarely comes to the market and early inspection is recommended.

ACCOMMODATION

Through front door into:

Entrance Hall

3.01m x 1.01m (9'11" x 3'4")

With part tiled, part carpeted floor. Coved ceiling. Centre ceiling light point. Attic access. Door to Bedroom.

Attic

5.69m x 4.08m (18'8" x 13'5")

With a drop down ladder which gives access to a substantial storage which offers tremendous scope for further residential accommodation subject to purchasers' requirements and the necessary planning permission / building regulations. Light and power. Boarded floor. Velux roof light. Light point.

Bedroom No. 1

3.42m x 3.76m (11'3" x 12'4") max into bay

Radiator. Coved ceiling. Centre ceiling light point. Views out to the front across open countryside.

Door to:

Sitting Room

3.66m x 5.25m (12' x 17'3") max into bay

Radiator. Coved ceiling. Centre ceiling light point. Two wall light points. Feature stone built chimney breast with tiled hearth, hardwood mantel shelf and inset display niches. Ornamental with a recessed fire but no chimney at present. TV point. Telephone point.

Off Entrance Hall into:

Living / Dining Room (Scope to convert to 3rd bedroom)

4.59m x 3.40m (15'1" x 11'2")

With coved ceiling. Centre ceiling light point. Radiator. Large picture window to side. Multi paned glazed door through to:

Inner Hallway

2.00m x 1.85m (6'7" x 6'1") max

Ceiling light point. Laminate floor. Built in airing cupboard housing lagged cylinder and immersion heater and shelved cupboard storage beneath and above. Door to:

Bedroom No. 2

3.60m x 3.93m (11'10" x 12'11")

Mini coved ceiling and centre ceiling light point. Radiator. Window overlooking rear garden.

Bathroom / Shower Room

2.49m x 1.83m (8'2" x 6')

Quarry tiled floor. Fully tiled walls. White suite comprising separate cubicle with Triton T80 gsi electric shower. Panelled bath with mixer taps. Matching duoflush WC. Pedestal wash basin with mixer tap. Wall mounted shaver socket and mirror. Heated towel rail. Advent extractor fan. Light point.

Door from Inner Hallway gives access to:

Living Kitchen

4.39m x 3.73m (14'5" x 12'3") with a rear seating area **1.93m x 2.35m (6'4" x 7'9")**

Windows to three sides making this a light and airy room. Tile affect wall. Within the main kitchen area is an attractive light oak fitted kitchen comprising extensive range of base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Unit inset four ring Diplomat electric hob. Space for double oven presently housing Beko single oven and grill. Unit matched shelved glass fronted display cabinet. Tiled splashbacks. Corner storage unit. Under unit floor mounted Grant oil fired central heating boiler. Inset ceiling light spots. Double radiator. Unit matched extractor hood over hob. Within the seating area are two windows and ceiling light point. Four paned light oak and glass door out to:

Utility Room

1.93m x 2.03m (6'4" x 6'8")

Continuation of tile effect floor. Ceiling light point. Wall mounted light oak cupboard. Base unit beneath which is space and plumbing for washer. Space to side for fridge. Tiled splashback. Light oak shelved storage cupboard with storage oven. UPVC sealed unit double glazed with upper etched glass panel door out to rear giving access to rear parking area with views over adjacent garden/paddock.

Workshop/ General Purpose Building

9.45m x 5.99m (31' x 19'8")

Block built with an internal steel portal frame and a profile roof. Twin front height walls to the front, pedestrian door to side. Light and power. Concrete floor. Fitted car hoist. Upper mezzanine storage.

OUTSIDE

Shed and oil tank in situ. Outside tap.

Gardens

Onto concrete driveway with lawned garden to side and proceeds past the side of the bungalow and to the rear where there is an extensive area of hardstanding suitable for a number of vehicles, giving access to the detached substantial workshop or general purpose building. The front garden is low maintenance with a central flagged patio and seating area which has deep shrub borders around. There are steps up to the verandah which runs across the front of the property and is flagged and steps up to front door which is etch glass panelled double glazed door with panel over.

To the side of the building and to the rear of the bungalow extending across the rear of the neighbouring bungalow also there is a good paddock area which enjoys hedged boundaries, with an area of natural fruit vegetation and it enjoys a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

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

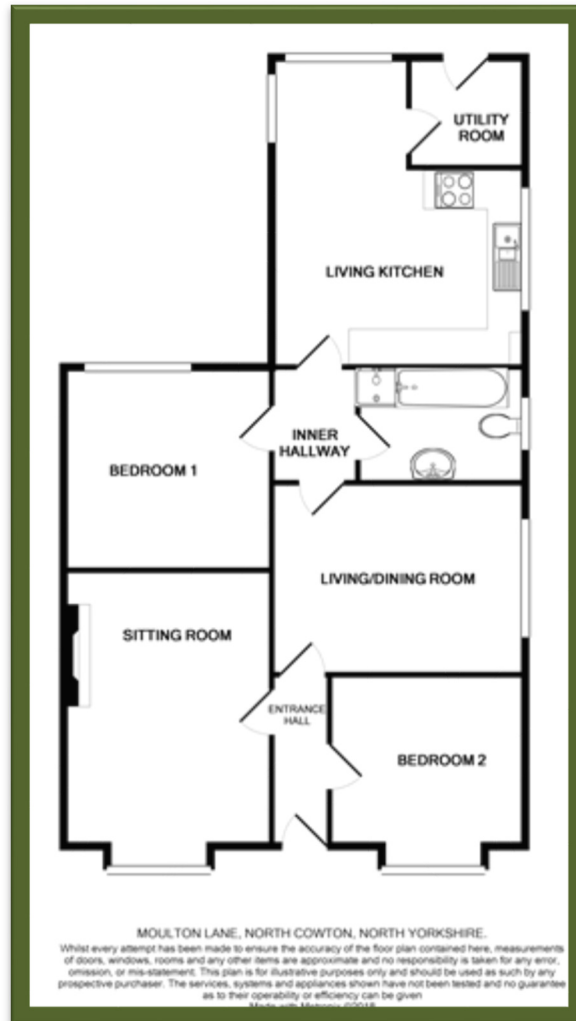
SERVICES - Mains Water, Electricity and Oil Fired Central Heating.

TENURE - Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY - Richmondshire District Council, Mercury
House, Station Road, Richmond DL10 4JX – Tel (01748) 829100

COUNCIL TAX BAND – We are verbally informed by Richmondshire
District Council that the Council Tax Band is **D**. The current annual
charge is **£1777.70**.





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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