

S.4845

Northallerton
Estate
Agency 

WHITE HART COTTAGE

LITTLE FENCOTE DL7 0RR



An Idyllically Situated Yet Very Conveniently Located, Substantial Four Bedroomed Village Residence Standing in Superb Grounds & Gardens in Much Sought After & Highly Desirable North Yorkshire Village, Very Convenient for the A.1

- Dating from Circa 1800
- Tremendous Village Centre Location
- Wooden Sealed Unit Double Glazing
- Host of Original Features
- Tremendous Cottage Gardens to Rear.

Offers in the Region of: £450,000

EARLY INSPECTION PARTICULARLY RECOMMENDED

White Hart Cottage, Little Fencote DL7 0RR

SITUATION

Northallerton	7 miles	Darlington	16 miles
Richmond	9 miles	A1	5 miles
Bedale	6 miles	Catterick	12 miles
A19	16 miles	Yarm	20 miles
Teesside	20 miles	York	25 miles

(All distances are approximate)

White Hart Cottage is very attractively located in the centre of the much sought after and highly desirable North Yorkshire village of Little Fencote situated between Scruton and Kirby Fleetham and approximately mid way between the market towns of Northallerton, Bedale and Richmond whilst being within easy reach of Catterick, Darlington and surrounding centres of commerce.

The property comprises a superb detached village residence of immense character and distinction dating from the early 1800's with tremendous scope for various residential layouts. The property occupies a superb, generously proportioned plot on the nice minor road in the centre of the village and enjoys a tremendous outlook to rear over adjacent countryside whilst the front looks into the centre of the village.

The village of Little Fencote lies to the west of Northallerton within easy and convenient commuting distance of Bedale, the A.1, A.19, Teesside, York and Darlington. The property is close to the local villages of Kirkby Fleetham and Scruton which enjoy Public Houses, Churches and there are local amenities within the village of Morton on Swale extending to village shop, Post Office, Primary School, Public House and Restaurant and renowned Butchers. Little Fencote is ideally placed for commuting with an East Coast Main Line Train Station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, Leeds, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south and linking into the Transpennine A.66.

International Airports can be found at Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area lies between the North Yorkshire Dales and the North Yorks National Park where much renowned walking, cycling and leisure activities can be found. In and around the village of Little Fencote there is additionally good walking, fishing and golf is available at a number of nearby courses.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all reasonably accessible.

Schools – the area is well served by good state and independent schools. Local Primary Schools are to be found at Kirkby Fleetham, Morton on Swale, Northallerton and Bedale whilst Secondary schools are found at Northallerton, Bedale Richmond and Darlington. Independent schools at Queen Mary's at Baldersby, Polam Hall (Darlington), Hurworth, Teesside High, Yarm, Ampleforth and Baldersby.

Riding, Cycling and Walking – the area around the property is attractive open countryside with many quiet country roads, bridle paths, footpaths and excellent scenery. The Bedale, Hurworth and Zetland Hunts are close-by. The renowned packs of the York & Ainsty North, West of Yore and Bilsdale are within convenient boxing distance. The property lies between the North Yorkshire Dales National Park and the North Yorkshire Moors and is within one hour's travelling of the Coast at Whitby, Scarborough and Redcar where further leisure activities are to be found.

Shooting & Fishing – the property is positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and Yorkshire Dales and close to local rivers and ponds.

DESCRIPTION

The property comprises a substantial four bedroomed brick built village residence with clay pantile roof of immense character and distinction dating from the late 1700/early 1800's and enjoying well laid out and particularly spacious, sympathetically and tastefully extended accommodation.

The property sits on a generous plot with attractive views to front over the village green whilst to the rear the property enjoys well laid out, traditional cottage gardens with a range of former outbuildings and views to rear over open countryside.

Internally the property has traditional, well laid out and spacious cottage type accommodation with a host of reception rooms extending to study, dining room and sitting room together with a traditional farmhouse kitchen enjoying plinth mounted Aga converted to oil whilst on the first floor the property enjoys four bedrooms with the master enjoying en suite facilities and overall, the property still retains tremendous scope for adaptation whilst enjoying a host of traditional features.

Externally the property sits to the rear of the village green with to the side a vehicular right of way giving access to off road parking space and detached garage. The front of the property is nicely arranged behind shrub borders with cobbled steps up to the covered front entrance. To the rear of the property are particularly attractive grounds and gardens which must be seen to be appreciated.

The offering of White Hart Cottage presents an all too rare opportunity for the discerning purchaser to acquire a substantial village residence which whilst enjoying a high degree of privacy and a very peaceful location is nonetheless ideally placed for commuting to the local and national centres of commerce. Early inspection is recommended.

ACCOMMODATION

In from the front, up cobbled steps giving access under a covered entrance to hardwood front door into:

Dining Room

4.23m x 3.50m (13'11" x 11'6")

With exposed beamed ceiling. Exposed brick internal wall and former fireplace which now enjoys built in glazed fronted and shelved display cabinet in recess whilst in the central former stove area is display shelving. Double radiator. Telephone point. Recessed door through to Kitchen. Entrance to Study and Sitting Room.

Study

4.08m x 3.37m (13'5" x 11'1")

With central chimney breast enjoying exposed brick surround, hardwood mantel shelf, concrete hearth with an inset cast surround and basket grate. Exposed beamed ceiling. Double radiator. Door through to:

L Shaped Sitting Room

5.25m x 3.01m (17'3" x 9'11") opening out to the rear to 4.08m (13'5")

Beamed ceiling. Display shelving. Feature fireplace comprising brick surround and hearth with a hardwood mantel shelf. Inset wood burning stove. Painted panelled ceiling with large inset roof light. Double radiator. Double glazed window to rear. Sliding patio doors to side giving access to rear patio and gardens. This room represents a superb light and airy sitting room which takes full advantage of the tremendous backdrop that the gardens provide.

Off the Dining Room is recess with beam over to:

Farmhouse Kitchen

3.57m x 4.01m (11'9" x 13'2")

With stained and polished beamed ceiling with numerous light points. Natural laid wood floor. Plinth mounted oil fired Aga with tiled splashback and extractor hood over. Good range of base and wall cupboards. Tiled top around single drainer, single bowl stainless steel sink unit. Picture window to rear. Remainder of kitchen has wooden work surfaces with storage cupboards over. Inset shelved display niche. Double radiator. Recess glazed door into:

Utility Room

2.81m x 2.64m (9'3" x 8'8")

With fitted base units with wood effect work surface over with space and plumbing beneath for washing machine. Space for additional appliance. Floor mounted under unit Grant oil fired central heating boiler. Part panelled, part exposed cobble walls. Beamed ceiling. Useful built in cupboard. Range of base units which are topped and space for fridge freezer. Wall mounted hanging hooks. Ceiling mounted dryer. Ceiling light point. Multi paned door to rear gives access to rear patio and gardens.

To the rear of the Dining Room is archway through to:

Understairs Office

2.35m x 1.77m (7'9" x 5'10")

Exposed and painted cobbled walls. Ceiling light point. Stairs to first floor with stained and polished balustrade leading up after half landing with window and radiator to:

First Floor

Bathroom

2.76m x 2.69m (9'1" x 8'10") max

T fall with a Velux roof light. Panelled ceiling. Painted panelled bath. Pedestal wash basin and concealed cistern duoflush WC. Tiled splashback to wash basin. Shaver light and socket over wash basin. Double radiator. Heated towel rail. Wood laminate floor. Wall light point.

From the first landing into:

Corridor

4.11m x 1.16m (13'6" x 3'10")

With wall light point. Radiator. Built in wardrobe. Built in shelved linen store.

Bedroom No. 1

4.13m x 3.66m (13'7" x 12')

With exposed and painted wood floor. Original feature fireplace, now ornamental, with stripped carved pine surround with inset dog grate. Built in double wardrobe with stripped pine door to front. Radiator. Ceiling light point. Attic access. Door through to:

En Suite Shower Room

2.25m x 1.32m (7'5" x 4'4")

With shower panelled shower cubicle with wall mounted Mira Sport electric shower. Concertina glass doors to front. Low level WC. Wall mounted basin unit with tiled surround and splashback. Window to rear. Shelved storage. Radiator. Ceiling light point. Extractor fan.

Bedroom No. 2

2.89m x 3.52m (9'6" x 11'7")

Original fireplace which is now ornamental with cast insert and dog grate. Painted surround and pine mantel shelf. Attic access. Double radiator. Centre ceiling light point.

Bedroom No. 3

3.55m x 2.94m (11'8" x 9'8")

Radiator. Ceiling light point.

Bedroom No. 4

3.25m x 3.27m (10'8" x 10'9")

T fall with additional under eaves storage. Ceiling light point. Double radiator. Twin Velux roof lights.

OUTSIDE

Gardens

The front of the property is nicely arranged behind shrub borders with cobbled steps up to the covered front entrance. To the rear of the property are particularly attractive grounds and gardens which must be seen to be appreciated. To the rear the property has a cobbled area of hardstanding in front of the garage, a plinth mounted oil tank and access gate to the paved patio which has seating areas and a well with a lattice safety covering. There is a brick outbuilding used as a log store. From the patio there are brick steps leading to the first of three lawned areas, accessed through a rose covered pergola. The large garden, which has to be seen to be appreciated, has an eclectic mix of established borders with shrubs perennials, bulbs and wild flowers. There is a pond, rockery and traditional fruit and vegetable garden, together with seating areas. Towards the top of the garden there is a summer house surrounded by decking which has views of the garden. The garden culminates in a row of brick outbuildings, previously the privies and pig sties, now used as storage, workshops and a greenhouse with cold frame.

Garage

6.40m x 3.05m (21' x 10')

Concrete rendered. It has a hardwood lintel electrically operated up and over door to front. Clay tile roof. Light and power.

GENERAL REMARKS & STIPULATIONS

RIGHTS OF WAY - The property enjoys a right of way along the length of the garden.

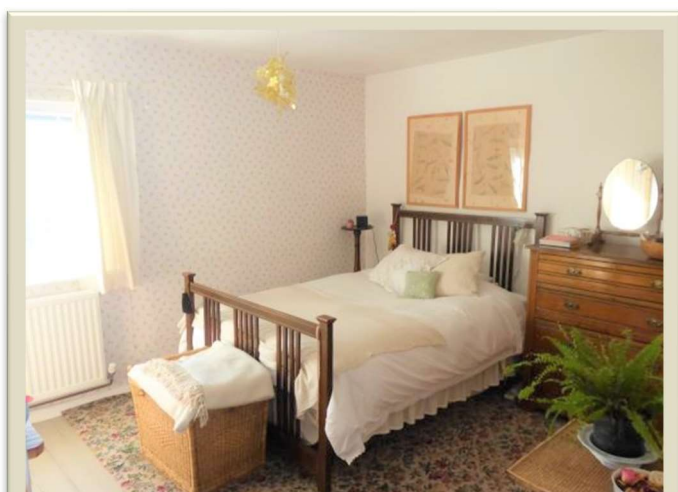
VIEWING - Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

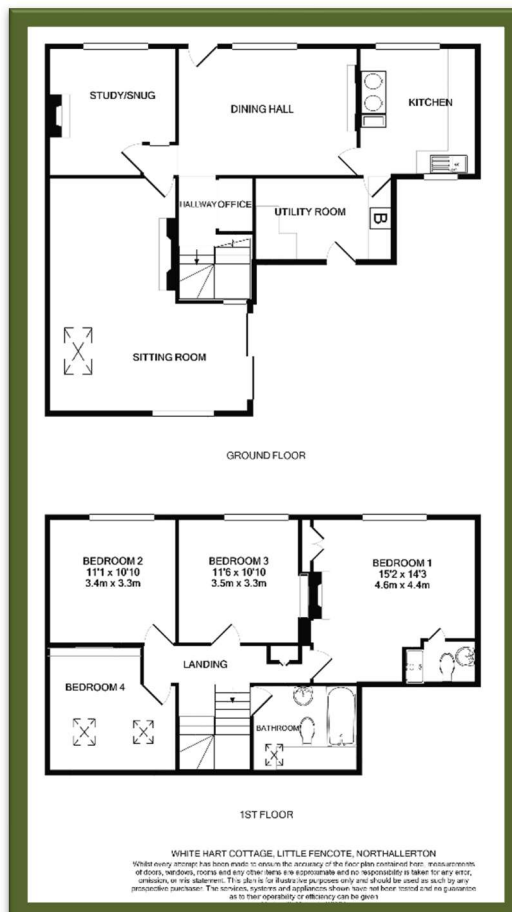
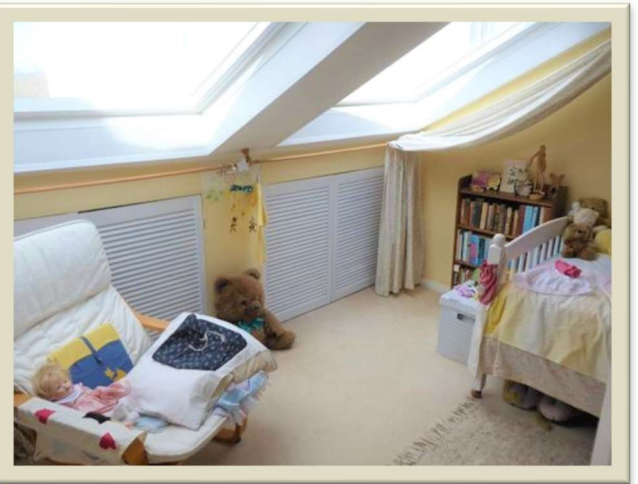
TENURE - Freehold with Vacant Possession upon Completion.

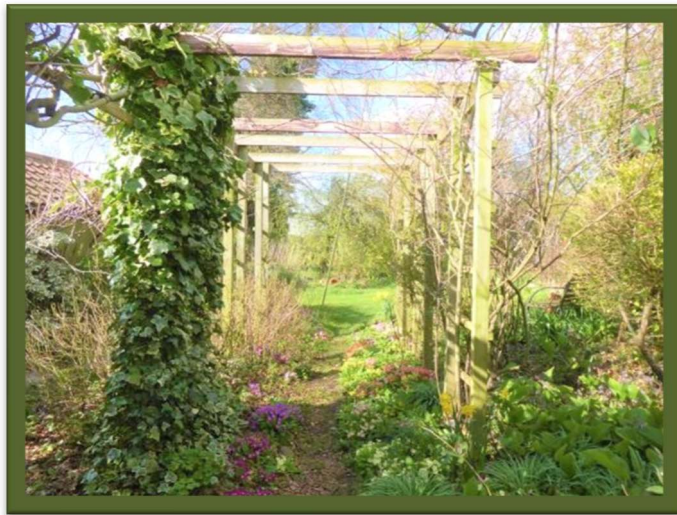
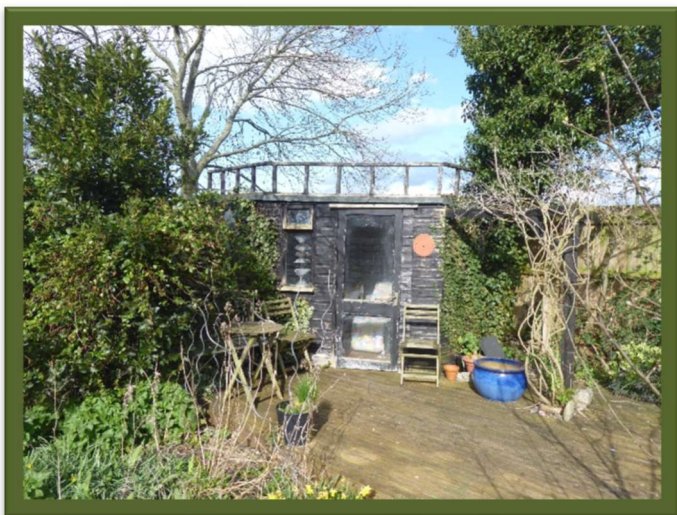
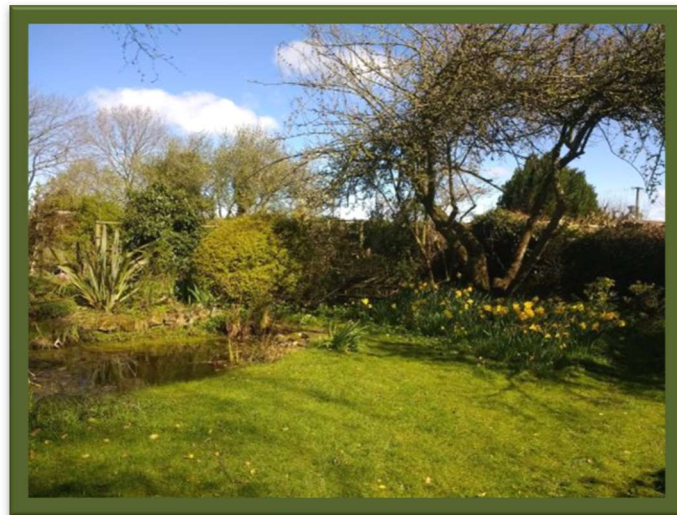
SERVICES – Mains Water, Electricity and Drainage. Oil central heating.

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

COUNCIL TAX BAND – The Council Tax Band for the property is **E**.







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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