



S.4353

Northallerton
Estate Agency

THE NOOK
EAST COWTON, NORTHALLERTON DL7 0DQ



A Substantial, Well Presented & Attractive 2-Bedroomed Mid Terraced Cottage in Highly Sought After North Yorkshire Village Location

Well Laid Out 2-Bed Accommodation
Recently Installed LPG Central Heating Boiler
Recently Installed UPVC Double Glazing

Quality Fitted Bathroom with Separate Shower
Gardens to Front & Rear / Outbuildings
Vehicular Right of Way for Off Road Parking

Offers in the Region of: £210,000

The Nook, East Cowton, Northallerton DL7 0DQ

SITUATION

A.1	7 miles	Teesside Airport	12 miles
Yarm	13 miles	A.66	8 miles
A.19	13 miles	Darlington	9 miles
N'Ton	9 miles	Richmond	12 miles

(All distances are approximate)

The village of East Cowton represents a very popular, rural residential village conveniently situated midway between Northallerton, Darlington and Yarm, all of which are thriving and popular market towns. The property is also well placed for commuting for Teesside, Tyneside, Leeds and West Yorkshire. The property stands in a pleasant edge of village position nicely set back from the minor thoroughfare through the village with good views to the rear over open countryside and within walking distance of the local village amenities. The village of East Cowton enjoys the benefit of a locally renowned Primary School, Public House and Church. The area is within some of the most attractive countryside and the area is also within convenient commuting distance of a number of local and national centres of commerce.

The property is within easy and convenient commuting distance of the A.1 and A.19 trunk roads both of which are very convenient for the property and feed into the A.66 Transpennine giving access to the main arterial road networks of the UK. There are main line train station at Northallerton and Darlington, the East Coast route providing a journey time to London of some 2 ½ hours or thereabouts and via the Transpennine route that call at these stations there is direct access to Newcastle, Middlesbrough, Liverpool and Manchester and Manchester Airport. International Airports can be found at Teesside, Newcastle, Leeds/Bradford and Manchester.

AMENITIES

Racing – Sedgefield, Redcar, Newcastle, Thirsk, Catterick, York, Ripon and Wetherby.

Golf – Northallerton, Yarm, Redcar, Middlesbrough, Darlington, Richmond and Bedale

Shooting & Fishing – The property lies in an area of renowned shoots and good fishing both coarse and game with the Tyne and Tees and their tributaries easily accessible.

Walking & Cycling – the property is situated in an area which offers outstanding walking and cycling being close to the Cleveland Hills within easy reach of the North Yorkshire Moors National Park and within easy travelling distance of the North East coastline and the North Yorkshire Dales.

Schools – The area is well served by good state and independent Schools. Local Primary School at East Cowton. Additional renowned Primary Schools at Great Smeaton and North Cowton. Comprehensive Schools are to be found at Northallerton, Darlington, Stokesley, Yarm. Independent Schools to be found in the area include Ampleforth, Teesside High, Polam Hall (Darlington), Yarm and Queen Mary's at Baldersby.

DESCRIPTION

The property comprises a well laid out and spacious mid-terraced 2-bedroomed traditional village cottage property constructed of brick under a pantile roof and has recently installed full LPG central heating and UPVC sealed unit double glazing.

Externally to the front the property is accessed through wooden gate onto pathway to front door with lawned garden to one side and shrub border to the other with a good big shrub bed. The front of the property has an ornamental brick wall which is stone topped looking out onto the minor thoroughfare through the village.

To the rear the property enjoys concrete and flagged rear seating area opening out onto the rear gardens which are lawned with shrub borders with a raised rear shrubbery to the far end. Post and panel to two sides and the benefit of brick built with pantile roof storage shed to the other. There is a double gated access through which would allow parking at the rear of the property and there is a right of way over the neighbouring property for access and for bin access.

Internally the property enjoys well laid out and spacious 2-double bedroomed accommodation with quality fitted bath and shower room having separate shower cubicle whilst on the ground floor there are two good sized reception rooms together with quality fitted kitchen with a good range of fitted and integral appliances.

The property is completed with two external outhouses.

The offering of The Nook at East Cowton presents an all too rare opportunity for the discerning purchaser to acquire an attractive cottage in a highly sought after and very conveniently located village which enjoys all the benefit of a rural position but is nonetheless ideally placed for commuting.

Early inspection recommended to fully appreciate the property, its presentation and position.

ACCOMMODATION

In through hardwood front door into:

Living Room

4.13m x 3.91m (13'7" x 12'10")

With feature fireplace comprising cast surround, grate and mantle shelf with a cut marble hearth. Built in chimney breast alcove dresser with cupboards to base and pine shelved storage and cupboard over. Ceiling light point. Three wall light points. Double and single radiators. TV and telephone points. Door to:

Sitting Room

2.84m x 4.06m (9'4" x 13'4" max)

With feature fireplace comprising cast surround and mantle shelf. Tiled reliefs to side with a tiled hearth, inset grate. Ceiling light point. Three wall light points. Double radiator. Door to:

Kitchen / Breakfast

2.35m x 5.66m (7'9" x 18'7")

With beech fronted based and wall cupboards, plus sliding full height storage cupboard. Work surfaces with space and point for electric cooker. Beech fronted base units with oak tops. Inset Belfast sink. Integral Zanussi dishwasher. Integral fridge and freezer. Attractive splashbacks. Extractor and spot light over hob. Inset ceiling light spots. Space and plumb washing machine. Space for additional appliance or breakfast table. Wall mounted heated towel rail. Door into understairs store cupboard.

Stairs to first floor with painted balustrade and spindles leading to:

First Floor Landing

1.98m x 2.38m (6'6" x 7'10")

With feature UPVC sealed unit double glazed arched window looking out onto rear garden and having views across to open countryside. Ceiling light point. Attic access.

Bedroom No. 1

3.81m x 4.16m (12'6" x 13'8" max)

With a feature fireplace comprising painted cast surround with a tiled hearth. Ceiling light point. Radiator.

Bedroom No. 2

4.06m x 2.89m (13'4" x 9'6") max

Ceiling light point. Radiator. Cast fire surround and mantle shelf. Tiled hearth. Original basket grate.

Bath & Shower Room

2.66m x 2.35m (8'9" x 7'9")

With a white suite comprising panelled bath. WC, unit inset wash basin. Tiled splashback. Separate fully tiled shower cubicle with a Mira Discovery mains shower. Inset ceiling light spots. Extractor over shower. Double glazed half opaque arched window with nice views across open countryside. Heated towel rail / radiator. Door to boiler cupboard housing a recently installed Baxi condensing propane gas central heating boiler with useful shelved storage around.

Outside

Concrete and flagged seating area opening out onto the rear gardens which are lawned with shrub borders with a raised rear shrubbery to the far end. Post and panel fencing to two sides and the benefit of brick built with pantile roof storage shed to the other. Double gated access through which would allow parking on the rear. There is a right of way over the neighbouring property to access these gates and then to get vehicular access through. Also bin access.

L Shaped Outhouse

3.20m x 3.27m (10'6" x 10'9")

Brick built with clay pantile roof. Nicely positioned coal store with outside access hatch and an inner store.

Store

3.22m x 1.64m (10'7" x 5'5")

With a concrete floor, exposed brick walls. Useful storage.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – Tel. No. 01609 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains water, electricity drainage and propane gas central heating.

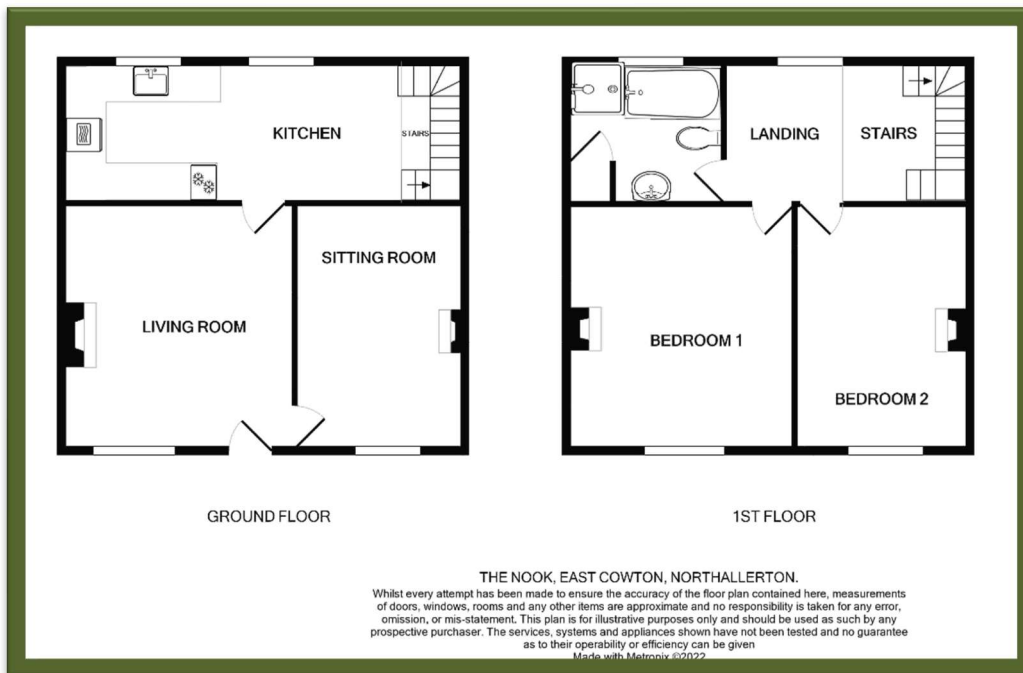
COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **Band C**.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 771959.





COMMITMENT

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- 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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