



DELIGHTFUL TWO BEDROOM STONE BUILT COTTAGE DATING BACK TO THE LATE 1800'S

COBBLERS COTTAGE, NEWSHAM,
RICHMOND, NORTH YORKSHIRE, DL11 7RD

Freehold

savills

A WELL-PRESENTED TWO BEDROOM COTTAGE WITH GARDENS AND GARAGE SITUATED IN A SOUGHT AFTER LOCATION

COBBLERS COTTAGE, NEWSHAM, RICHMOND, NORTH YORKSHIRE, DL11 7RD

Freehold

2 Bedrooms ♦ Modern fitted kitchen ♦ Modern bathroom ♦
Gardens ♦ Garage ♦ Off street parking ♦ EPC rating = D

Situation

Barnard Castle 6.7 Miles, Richmond 10 Miles, Darlington 16.7 Miles,
Northallerton 24 Miles, Newcastle 48 miles, Harrogate 50.2 Miles, York 54.4
Miles.

The property is situated in a desirable village location within a Conservation Area. A popular village with an active community and village hall. The area is well served by excellent state and independent schools at Richmond and Barnard Castle and a primary school in nearby Ravensworth, a bus service is available for the children attending. The unspoilt countryside of the Teesdale Area of Outstanding Natural Beauty and the Yorkshire Dales National Park are close at hand. Conveniently located within easy access of the A66 and the A1 at Scotch Corner is just a few miles away. This is complemented by Durham Tees Valley, Newcastle International and Leeds Bradford Airports which offer further communications with the rest of the country and overseas.

Description

An entrance vestibule leads into the principal reception room which has an impressive stone fireplace with stone hearth and multi-fuel stove, double glazed windows and central heating radiator. An inner hallway leads to the rest of the accommodation. The kitchen which is at the rear of the property enjoys views across the garden and is fitted with an excellent range of white modern wall and floor units with ample contoured work surfaces and part tiled surrounds, inset stainless steel sink unit with mixer tap, built in appliances including electric oven and hob, extractor hood, space for a fridge and freezer and plumbing for automatic washing machine, double glazed window and door leading into the rear garden.

There are two bedrooms to the front of the house one with fitted wardrobes. The bathroom has been recently upgraded and features a modern contemporary white suite comprising panelled bath, pedestal wash hand basin, low level w.c. part tiled walls, separate fully tiled shower enclosure with electric shower, chrome heated towel radiator and tiled floor.



Externally

The property is set back from the village green. The rear garden is approached by double timber gates, and is enclosed by stone walling.

There is a lawned area with borders of established flower beds and three stone outhouses. The garage is attached and could be converted.

N.B. There are plans prepared for the garage to be converted to a bedroom and en-suite shower room under Permitted Development Rights, subject to the necessary consents. Drawings and paperwork are available at the agents office.

General Information

Oil central heating, Photovoltaic panels to the roof. Mains electricity and water connected.

Council Tax Band C

Particulars prepared - August 2017

Photographs taken - August 2017

Tenure:

Freehold

Local Authority:

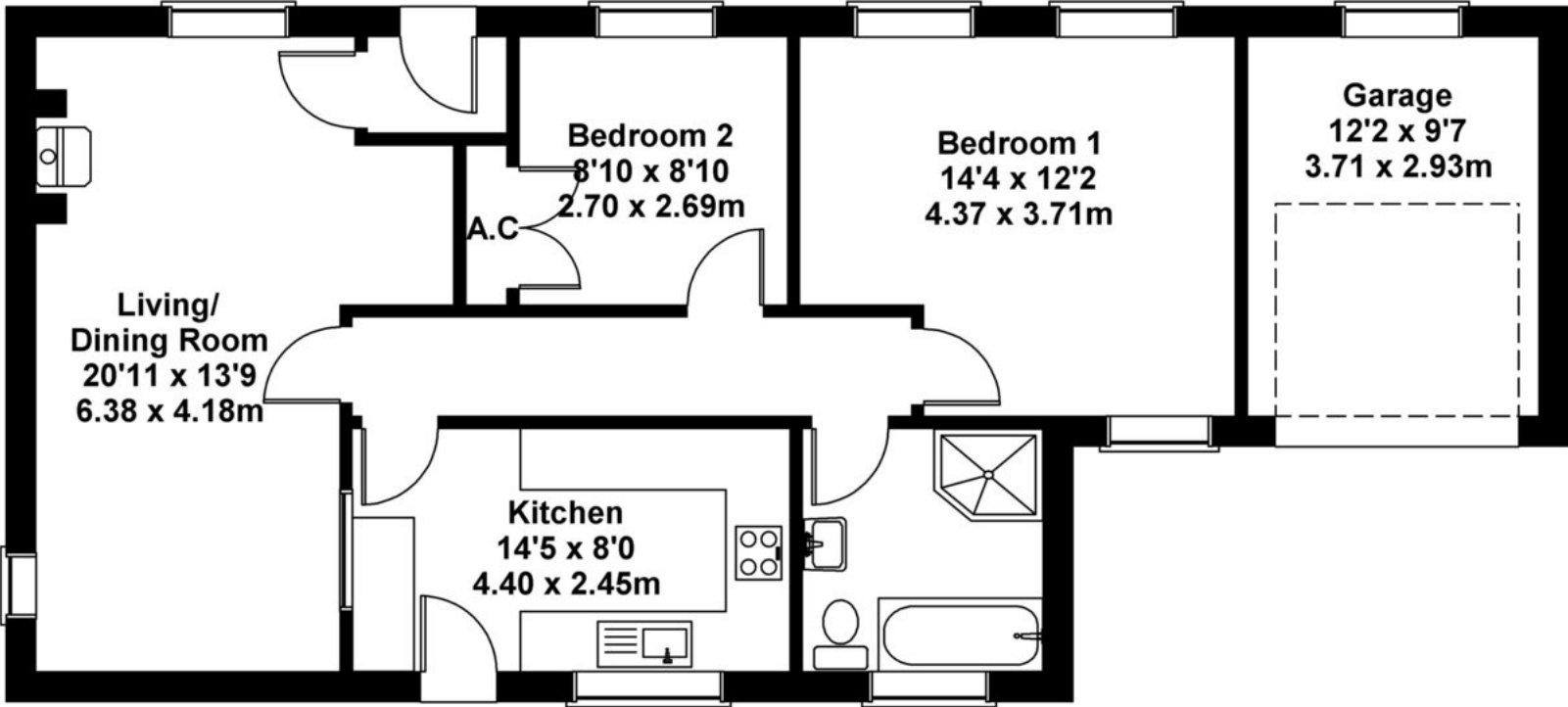
Richmond District Council

Viewing:

Strictly by appointment with Savills



Cobblers Cottage



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	67
England, Scotland & Wales		
EU Directive 2002/91/EC		