



Wren Cottage, East Harlsey Northallerton, DL6 2BW

Offers in the region of £239,950

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STANTON MORTIMER

PROPERTY CONSULTANTS

Wren Cottage is a charming double fronted period Cottage of considerable character constructed in honeyed stone with a more recent extension and enjoying delightful southerly views over the parkland of Harlsey Hall to the rear. East Harlsey lies approximately six miles north east of Northallerton on the fringe of the Hambleton Hills and about a mile from the A19 for easy access to Teesside and other major centres.

The cottage offers spacious, well appointed accommodation which includes Lounge and Dining Room, Kitchen / Breakfast Room, Conservatory, Utility with separate WC, Three Double Bedrooms and Bathroom. Dual oil / solid fuel heating is installed together with double glazing. Outside there is an attached Garage and a delightful walled courtyard garden to the rear.

GROUND FLOOR

Enclosed Entrance Porch

With glazed double doors to front, quarry tiled floor, panel hardwood inner door to:

Delightful full width Living Room comprising

Lounge

13' 7" x 12' 4" (4.14m x 3.76m)

With secondary glazed sash window to front, brick fireplace and hearth with Hunter cast iron multi fuel stove with back boiler which links into the oil fired heating system, oak overmantle, beamed ceiling, wood floor, upvc double glazed French door to rear garden. Central staircase to first floor.

Dining Room

13' 7" x 12' 4" (4.14m x 3.76m)

With secondary glazed sash window to front, wood floor with inset carpet, full height chimney breast, beamed ceiling.

Breakfast Kitchen

18' 0" x 8' 9" (5.48m x 2.66m)

With upvc double glazed window to side, range of light oak wall and floor units with roll edge worktops and inset 1½ bowl stainless steel sink unit, ceramic tiled surrounds, range cooker with ceramic hob and double ovens, extractor hood in canopy over, integrated Bosch dishwasher and integrated fridge and freezer, ceramic tiled floor, corniced ceiling with inset lighting, radiator, stable door opening to

Conservatory / Utility

11' 9" x 6' 6" (3.58m x 1.98m)

With upvc double glazed door and matching side panels to rear garden, ceramic tiled floor.

Utility Area with fitted worktop and plumbing below for automatic washer, tiled surrounds, full height built in storage cupboards.

Separate WC

With white suite comprising washbasin and close coupled WC, Velux window, extractor fan, tiled floor and radiator.

FIRST FLOOR

Landing with built in shelved airing cupboard.

Bedroom 1

12' 3" x 11' 4" (3.73m x 3.45m)

With secondary glazed sash window to front, two double fitted wardrobes with inset dressing table, radiator.

Bedroom 2

12' 5" x 11' 7" (3.78m x 3.53m)

including robes

With secondary glazed sash window to front, two double fitted wardrobes with inset dressing table, radiator.

Bedroom 3

11' 2" x 9' 0" (3.40m x 2.74m)

With upvc double glazed window to rear enjoying delightful views over fields and woodland, radiator, corniced ceiling.

Bathroom

Refitted with white suite comprising contoured side fill shower bath with Aqualisa shower over and curved glass shower screen, vanity unit with countertop and inset basin and cupboards below, WC with concealed cistern, fully tiled walls, tile effect laminate flooring, laminate ceiling with inset lights, upvc double glazed window to rear, chrome towel radiator, wall mounted mirror fronted cabinet with inset light.

Outside

There is a small garden to front set behind a low wall with gravelled areas for easy maintenance and stocked borders.

Concrete driveway to:

Attached Garage with electric remote control up and over door to front and personal door to rear garden, electric light and power. There is an attached fuel store with electric light, shelving and incorporating boiler room housing Worcester oil fired central heating boiler.

To the rear is a delightful flagged courtyard garden which is fully enclosed within mature brick walls and adjoins fields and woodlands to which affords delightful views together with an exceptionally high degree of privacy.

Agent's Note

We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves to the facts and, before arranging an inspection, availability. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact.

Local Authority

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

Council Tax: Band D

Energy Rating: F35

Floor Plan: A floor plan will be available with the property details on the Stanton Mortimer website.
www.stantonmortimer.co.uk