



Farndon Cottages

Romanby, Northallerton, DL7 8HE

Offers In The Region Of £525,000



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STYLE - Stylish Extended Cottage with Annex

HIGHLIGHTS - Period Features, Super Space, Six Bedrooms, Great Location

THREE WORDS - Location. Lifestyle. Living!

Overview

Farndon Cottage enjoys a delightful position in Romanby within easy reach of local amenities. It is a charming blend of character and contemporary style.

The current owners have lovingly refurbished and extended this property creating a beautiful, light and bright spacious home, along with a one-bedroom annex. The juxtaposition between the old and new is simply perfect. The property oozes period features with exposed beams, brickwork, panelling and chimney breast with wood burning stove. The heart of the home is undoubtedly the living kitchen with underfloor heating and bifolding doors that open out on to the patio garden.

The living is versatile, to suit a buyer's requirements and there are six bedrooms set over three floors. The annex is a fantastic addition providing independent ground floor living for grandparent, guests or a teenage pad.

Outside is delightful, a haven for little ones, keen gardeners, and sun lovers! There is an integral single garage and off-street parking.

With attention to detail, Farrow and Ball colours and all the finishing touches, any lucky buyer can simply move their furniture in and call it home!! What's not to love!

Step Inside

Open your door and step into a useful vestibule/conservatory, handy for leaving coats and shoes. Continue in to the first reception room, currently used as a playroom, here there are original built in cupboards providing storage and display shelves.

This leads into a cosy sitting room with exposed beams, the focal feature is the chimney breast housing a log burning stove, timber mantle and tiled hearth.

The Heart of the Home

Step into the stunning living kitchen, this is a super sociable space where the whole family can be together, each doing their own thing.

The newly fitted Kitchen has a blend of "cornflower blue" and "off white" base and wall mounted cupboards and drawers which perfectly complements the solid wood worksurface (feel free to correct colour names etc). Fitted with all mod cons a busy cook requires, including Double electric eye level oven, induction hob, chimney extractor hood, dishwasher and space for American style fridge freezer. The central island with Granite work top provides additional work surface along with storage, and the breakfast bar is ideal for the morning breakfast rush or chatting over a chilled Pinot while the chief cook rustles supper up!

The dining area is bathed in natural light from the lantern ceiling and bifolds effortlessly connecting to the patio. Here, there is space for a dining table and chairs along with comfy seating.

A door leads to a boot room, garden and garage (with plumbing for washing machine).





Upstairs

Take the stairs to the first floor where you will find four bedrooms, family bathroom and separate shower room.

Two bedrooms are currently used as home offices, with a further two doubles.

The bathroom is smart with painted panelled bath with Victorian style shower attachment. The separate shower room is great for the morning rush!

A further staircase with exposed brick walls leads to two further bedrooms (one is used as a dressing room) and wc

Annexe

This is a super versatile space, perfect for grandparents, guests or a teenage pad. Separate front door and internal door. With fitted kitchen, sitting room with French doors to garden, double bedroom and shower room.

Integral Garage

With electric roller door, power and lighting. Plumbing for washing machine. Would make ideal home gym or useful space to park a small car. There is an internal door to the boot room, leading to kitchen and door to garden.

Outside

The garden is a generous size and fully enclosed making it ideal for little ones to play summer days away!

It has been landscaped providing a dedicated area for play, keen gardeners and enjoying alfresco dining. Raised timber decking with pergola above is a super spot for entertaining, enjoying BBQs with friends and family. The rear of the garden is set up for children with oodles of space for outdoor activity and their own alfresco dining area! The borders house an array of pretty flowering plants and perennials, and of course there is the G & T terrace set beyond the Bifolds for pre-dinner drinks!

The front has a block paved driveway with side garden for displaying flowering plots encompassed by a low brick wall.

Services

Gas Central Heating, Double Glazed Throughout, Mains Drainage

Tenure

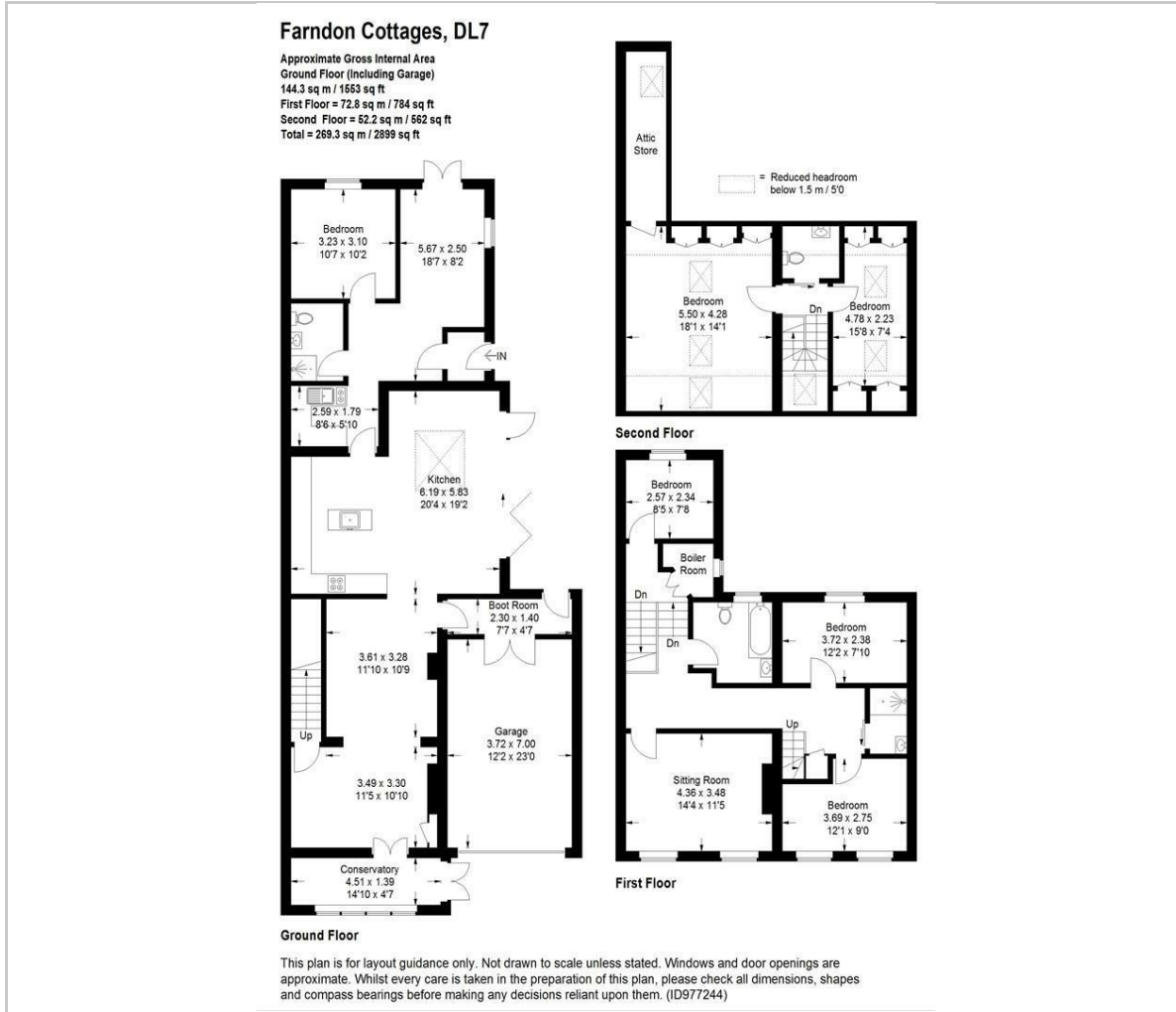
Freehold

Council Tax Band

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Floor Plan



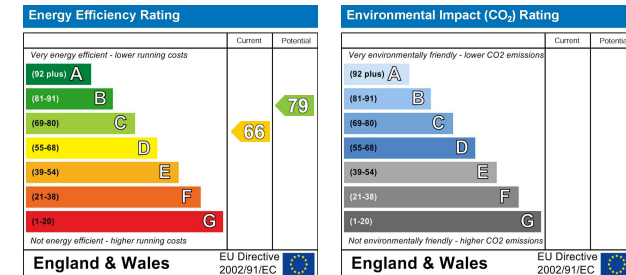
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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