



**An attractive six bedroom stone-built detached property occupying a central position within the popular village of Riding Mill. Dating back to the mid 1700's, the spacious and versatile accommodation includes four reception rooms and a separate one bedroom self-contained annex, providing scope for a variety of uses. Externally there is driveway access and space for vehicle parking, a garage/workshop and enclosed lawned gardens of around 0.45 acres. The convenient and desirable location is ideally placed for neighbouring amenities, local schools and transport links. Viewings are highly recommended - there is no forward chain.**

- **Six Bedroom Detached**
- **Separate Annex**
- **Central Village Location**
- **Four/Five Reception Rooms**
- **Parking, Garage & Gardens**
- **No Forward Chain**

## MAIN HOUSE:

### Entrance Hall

Single central heating radiator, Ceiling rose.

### Lounge

*20' 3" by 14' 5" (6m 18cm by 4m 40cm)*

Gas feature fire, Three double glazed windows with working shutters and a window seat, Ceiling rose, Electric plinth heater (with two blowers).

### Study

*16' 6" by 15' 4" (5m 3cm by 4m 68cm)*

Gas feature fire, Double glazed window with working shutters, Two double central heating radiators, Ceiling rose.

### Rear Hall

Stairs to first floor, Single central heating radiator, Built in shelved cupboard, Under-stairs cupboard, Door to rear garden.

### Dining Room

*16' 2" by 14' 10" (4m 92cm by 4m 53cm)*

Double glazed window with working shutters, Double glazed double door to side patio, Two double central heating radiators, Built in shelved cupboard.

### Breakfast Kitchen

*16' 3" by 13' 7" (4m 96cm by 4m 15cm)*

Wall and floor units with laminate worksurfaces over, Double sink and drainer unit, Double oven, gas hob with extractor hood, Integrated dish-washer, Centre Island, Space for fridge and freezer, Built in pantry cupboard, Double glazed window, Double central heating radiator, Tiled floor.

### Family Room

*25' 1" by 13' 5" (7m 64cm by 4m 10cm)*

Open ceiling with exposed beam and four Velux windows, Three double glazed windows, Double glazed double doors to rear external, Two double central heating radiators.

### Side Lobby

*11' 3" by 7' 1" (3m 42cm by 2m 15cm)*

Single central heating radiator, Door to external driveway.



## First Floor Landing

Double glazed window with working shutters and single central heating radiator below, Double central heating radiator, Stairs to second floor.

## Bedroom One *21' by 14' 11" (6m 39cm by 4m 55cm)*

Feature fireplace, Two double glazed windows with working shutters, Two double central heating radiators, Built in wardrobe, Built in shelved cupboard, Loft access.

## Bedroom Two *16' 1" by 15' 2" (4m 91cm by 4m 63cm)*

Feature fireplace, Double glazed window with working shutters, Single central heating radiator, Built in shelved cupboard.

## Bedroom Three *15' by 14' 3" (4m 57cm by 4m 34cm)*

Feature fireplace, Double glazed window with working shutters, Double central heating radiator, Built in wardrobe, Wash hand basin, Door to annex stairs.

## Bathroom *14' 8" by 12' 7" (4m 46cm by 3m 83cm)*

Corner Jacuzzi bath with shower head attachment, Shower cubicle, Wash hand basin, WC, Double glazed window with working shutters, Two single central heating radiators, Fitted wardrobes with overhead storage cupboards, Built in shelved cupboard, Airing cupboard (housing two boilers and water tank).

## Shower Room *6' 7" by 5' 9" (2m by 1m 76cm)*

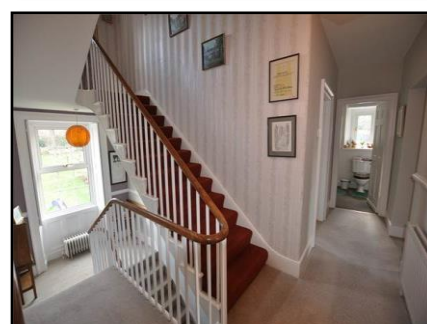
Shower cubicle, Wash hand basin, WC, Double glazed window, Single central heating radiator.

## Second Floor Landing

Double glazed window, Single glazed window, Built in cupboard.

## Bedroom Four *16' 4" by 15' (4m 97cm by 4m 58cm)*

Feature fireplace, Double glazed window, Double central heating radiator, Fitted wardrobe, Built in cupboard (housing header tank).



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### **Bedroom Five** 16' 2" by 15' 3" (4m 94cm by 4m 65cm)

Feature fireplace, Double glazed window, Double central heating radiator, Fitted wardrobe, Loft access.



### **ANNEX:**

With access from the side lobby.

### **Hall**

Single central heating radiator.

### **Kitchenette** 9' 11" by 8' 4" (3m 1cm by 2m 55cm)

Electric cooker point, Sink and drainer unit, Plumbed for washing machine, Two double glazed windows, Double central heating radiator.



### **Lounge-Diner** 16' by 15' 4" (4m 88cm by 4m 67cm)

Two double glazed windows (one with working shutters), Stairs to first floor, Under stair cupboard, Two double central heating radiators.



### **Bathroom** 6' 5" by 5' 9" (1m 95cm by 1m 75cm)

Bath with shower over, Wash hand basin, WC, Two single glazed internal windows, Single central heating radiator.



### **Bedroom** 15' 3" by 13' 3" (4m 66cm by 4m 4cm)

Two double glazed windows, Two double central heating radiators, Built in cupboard.



### **External**

Driveway access leading to a vehicle parking area. Enclosed lawned gardens to both front and rear elevations, incorporating a variety of established trees, shrubs and bedded plantings. Two patio seating areas. Potting shed. Water tap and four external power sockets. Total plot size of around 0.45 acres.

### **Garage/Workshop** 14' 2" by 14' 1" (4m 31cm by 4m 28cm)

With power and light.

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## Services

Mains gas, electric, water and drainage.

Council tax band G.

EPC D rating.

Solar panels were fitted in 2012 and derive a 43p/kWh tariff.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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