



Farnsworth Cottage Church View Roecliffe
Roecliffe, YO51 9NB

£250,000

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A CHARMING AND BEAUTIFULLY APPOINTED TWO DOUBLE BEDROOMED END TERRACED PERIOD DOUBLE FRONTED COTTAGE, OFFERING IMPRESSIVE AND CHARACTERFUL ACCOMMODATION THROUGHOUT ENJOYING AN ENVIALE POSITION FRONTING CHURCH VIEW WITH AN ATTRACTIVE SOUTH FACING REAR COURTYARD AND USEFUL OUTBUILDING/STORE

Boroughbridge – 0.5 Miles, Ripon – 8 Miles, Harrogate – 10. Miles, Easingwold – 12 Miles, York – 18 Miles (Distances Approximate)

With a wealth of exposed beams and braced doors, uPVC double glazing and gas fired central heating.

Entrance Lobby, Lounge/Dining Room, Fitted Kitchen, Inner Side Lobby

2 Double Bedrooms. 4 Piece House Bathroom

Low Maintenance Rear Courtyard and Outbuilding with Power and Water

A rare opportunity to acquire a most appealing period village home revealing beautifully presented and thoughtfully enhanced accommodation throughout. The centrepiece of the property is undoubtedly the open plan SITTING/DINING ROOM steeped in character enjoying delightful views

The accommodation briefly comprises on the ground floor a panelled entrance door with eye level glazed and leaded window opening into a charming OUTBUILT ENTRANCE LOBBY, flanked by uPVC double glazed windows to either side and finished with practical coir matting underfoot.

The heart of the home is the impressive SITTING/DINING ROOM, steeped in period charm and character, showcasing an array of exposed bridging joists and distinctive beams. This impressive 19ft room is further enhanced by a handsome stone floor throughout, an eye catching slightly elevated cast iron wood burning stove to one side and a striking exposed brick chimney breast with floating timber mantel to the other. Two uPVC double glazed windows overlook Church View, complemented by additional windows to the side and rear aspects.

An INNER HALLWAY provides access to a useful under the stairs storage cupboard and a stable style timber door opening onto the rear courtyard.

The fitted KITCHEN enjoys views over the rear courtyard via a uPVC double glazed window and is appointed with a range of light wood effect wall and base units with complementary granite effect work surfaces. Features include an inset stainless steel sink unit with side drainer and chrome mixer tap, freestanding dishwasher, electric oven with four ring electric hob and chimney style extractor above.

A turned staircase rises to the FIRST FLOOR LANDING, where there is a fitted airing cupboard housing the gas fired boiler with doors leading to the accommodation.

Braced timber doors open into two well proportioned DOUBLE BEDROOMS, both with pleasant, elevated views over Church View.

The PRINCIPAL BEDROOM benefits from an extensive range of floor to ceiling fitted wardrobes with railed and shelved interiors.

The HOUSE BATHROOM is fitted with a white four piece suite comprising a panelled bath, separate main plumbed shower cubicle, low level WC and pedestal wash hand basin





and vertical chrome towel radiator. uPVC double glazed window provides natural light, with tiled walls throughout.

OUTSIDE – The Cottage is approached from Church View via a central pathway bordered by mature planting to the side and a mainly laid to lawn front garden. Bin store to the side.

To the rear is a delightful, paved south facing courtyard designed for ease of maintenance, enhanced by raised boxed planters and offering an ideal space for outdoor seating.

A door provides access to a particularly useful OUTBUILDING/STORE equipped with power and water used as LAUNDRY ROOM. A timber gate leads to the rear where a right of way can be exercised across a neighbouring property, providing rear access.

LOCATION - Roecliffe is a highly regarded village situated approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, with convenient access to both the Yorkshire Dales and North Yorkshire Moors National Parks. Farnsworth Cottage is ideally positioned close to the market town of Boroughbridge, which offers a wide range of amenities including independent shops, restaurants, public houses, banks, leisure facilities and both primary and secondary schooling. Excellent transport links are provided by the nearby A1 (M) and A19, with mainline rail connections available at York and Thirsk.

SERVICES - Gas, Mains Water and Electricity. Mains Drainage. COUNCIL TAX BAND - C POSTCODE - YO51 9NB

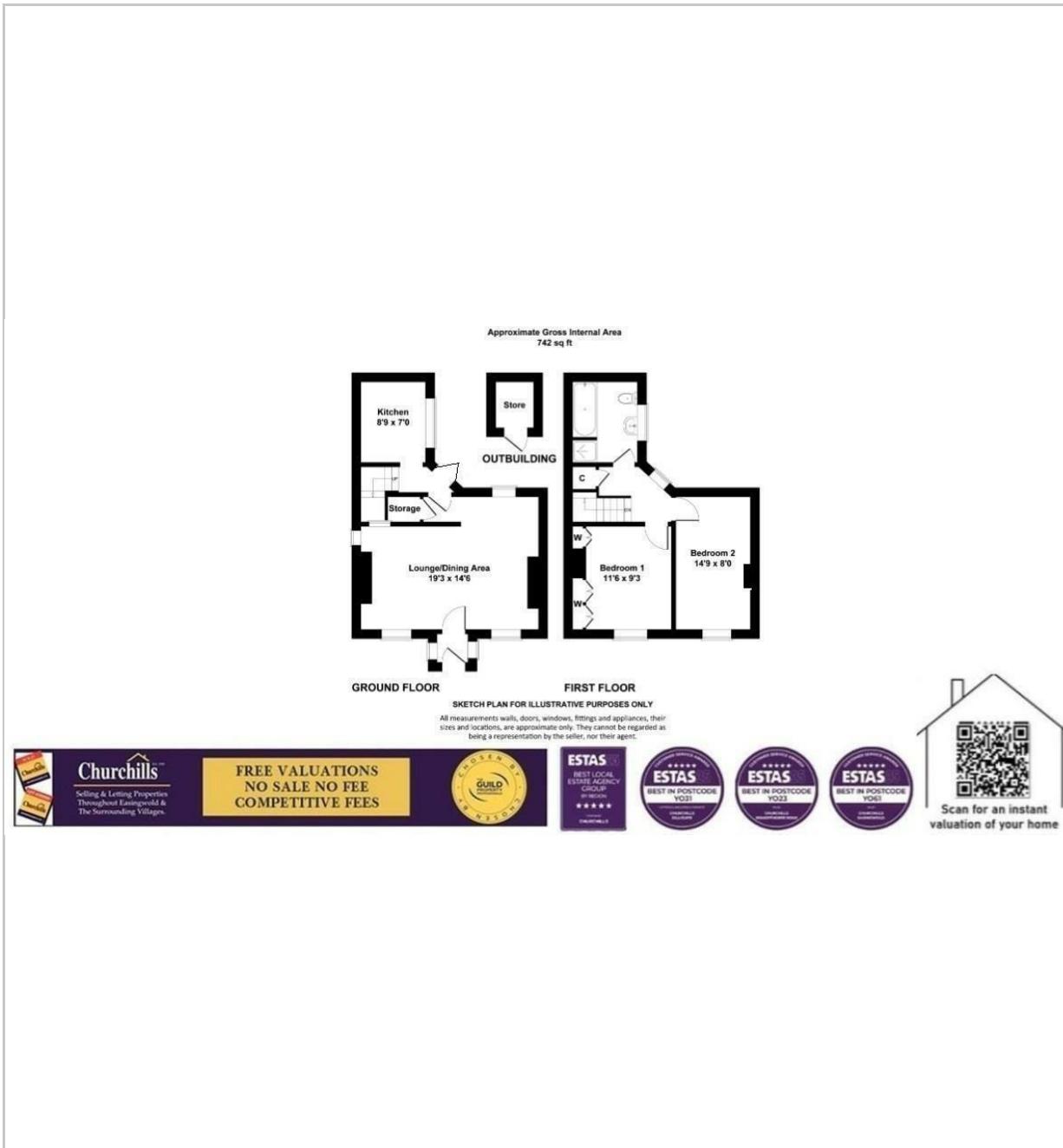
DIRECTIONS - From Boroughbridge town centre proceed onto St Helena, turn left onto Horsefair and then first right onto Roecliffe Lane. Continue over the roundabout beneath the A1. Follow the road into Roecliffe, passing the church on the right hand side and continuing past the primary school, whereupon Farnsworth Cottage can be found on the left hand side.

VIEWING - Strictly by prior appointment through the sole selling agents, Churchills. Tel: 01423 326889 or email easingwold@churchillsyork.com.

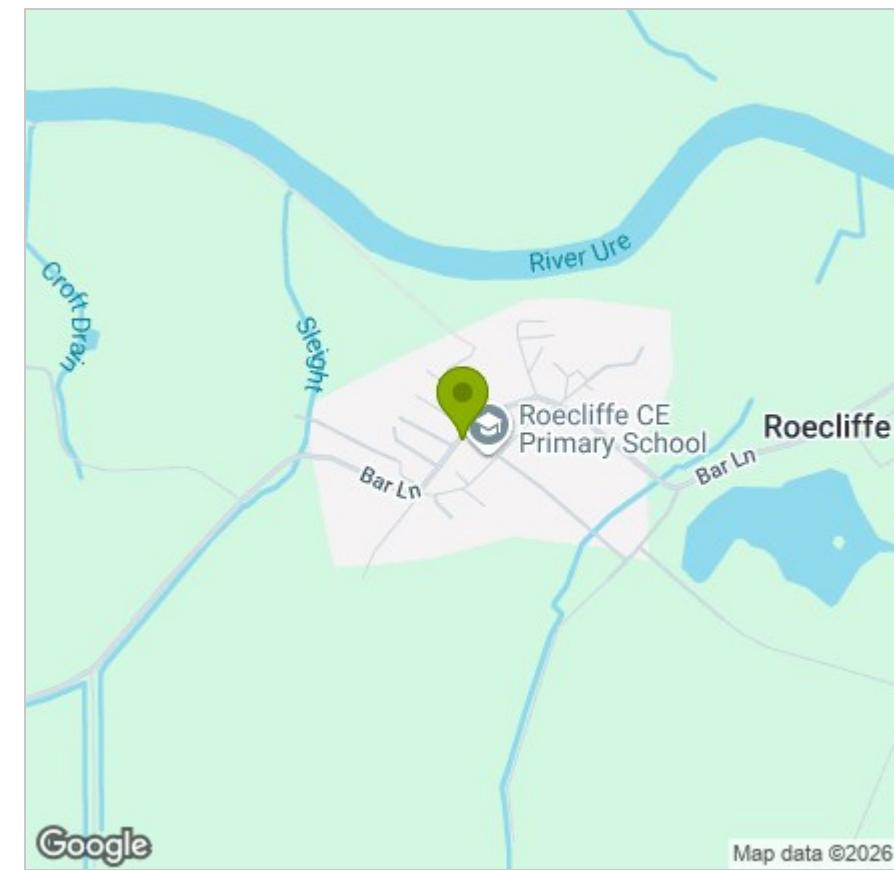
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FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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