

DOVE COTTAGE LOW MILL, FARNDALE



A renovated single storey barn conversion with gardens & ample parking, offering versatile accommodation with up to two bedrooms set within the picturesque hamlet of Low Mill.

Entrance hall, kitchen/living room, utility room,
bedroom one, bedroom two/sitting room, shower room.

Double-glazing. Solid fuel central heating.

Driveway parking, enclosed gardens, log shed & garden store.

Located within the stunning scenery of the North York Moors National Park.

GUIDE PRICE £325,000

Located within the picturesque hamlet of Low Mill and converted over 50 years ago from a stone byre, this single storey cottage was completely refurbished in 2015 to create a very comfortable home. The property was stripped back to its 'bare bones', re-wired, re-plumbed, damp proofed and fitted with new windows and doors. At the same time, huge amounts of insulation were added, resulting in a cosy home, which is easy to run.

There is double-glazing throughout, and radiator central heating is provided by a multi-fuel stove. The accommodation includes a spacious hallway, kitchen/living room with stove, utility room, a principal double bedroom, a shower room and a second double bedroom, which also serves as a separate sitting when not in use.

Externally, double gates open onto a gravelled parking area, and a delightful rear garden, which offers a good level of privacy as well as stunning views of Farndale. Additionally there is a further garden area to the front.

Farndale is credited as being one of the most beautiful of the North York Moors dales, with stunning scenery in every direction and famous for their wild daffodil displays each spring. Dove Cottage is located within Low Mill, a small but vibrant hamlet in Farndale, some six miles to the north of Kirkbymoorside, and within reach of Whitby the North East Coast, York and Thirsk. Within the last year or so, a village shop opened in Low Mill, offering a wide range of everyday essentials. Dove Cottage can be easily identified by our 'For Sale' board.



Farndale

ACCOMMODATION

ENTRANCE HALL

3.8m x 1.5m (max) (12'6" x 4'11")

Radiator.



KITCHEN / LIVING ROOM

4.0m x 3.6m (13'1" x 11'10")

Range of kitchen units with solid oak work surfaces, incorporating a Belfast sink, fridge, electric double oven, and four ring induction hob with extractor hood over. Cast iron multi-fuel stove with back boiler on a quarry tile hearth. Exposed beam. Telephone point. Loft hatch. Casement windows to the front and rear.



BEDROOM TWO / SITTING ROOM

4.0m x 2.9m (13'1" x 9'6")

Vaulted ceiling with exposed beams. Television point. Casement windows to the side and rear, plus an additional fixed casement window towards the apex of the roof. Radiator.



UTILITY ROOM

2.5m x 1.7m (8'2" x 5'7")

Range of kitchen units and automatic washing machine point. Airing cupboard housing the hot water cylinder with electric immersion heater. Loft hatch. Half-glazed door to the rear. Radiator.



BEDROOM ONE

4.1m x 3.5m (13'5" x 11'6")

Television point. Loft hatch. Casement windows to the front and rear. Radiator.



SHOWER ROOM

2.5m x 1.7m (8'2" x 5'7")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Half-tiled walls. Casement window to the rear. Radiator.



OUTSIDE

To the front of the property is a small garden area with handgate leading around to the rear. The back garden is of a good size but easy to manage, featuring a lawn, stone flagged patio area and a gravelled driveway which is accessed through double gates. In one corner, is a useful outbuilding, providing an open-fronted log shed and a garden store.

LOG STORE

2.9m x 2.9m (9'6" x 9'6")

GARDEN STORE

2.9m x 2.9m (9'6" x 9'6")



GENERAL INFORMATION

Services: Mains water and electricity.
Septic tank drainage.

Council Tax: Band: B (North Yorkshire Council).

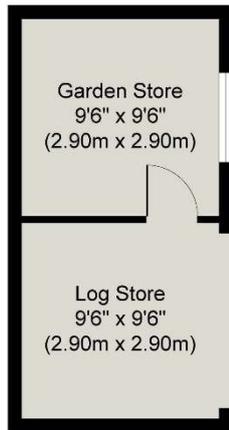
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 7UY.

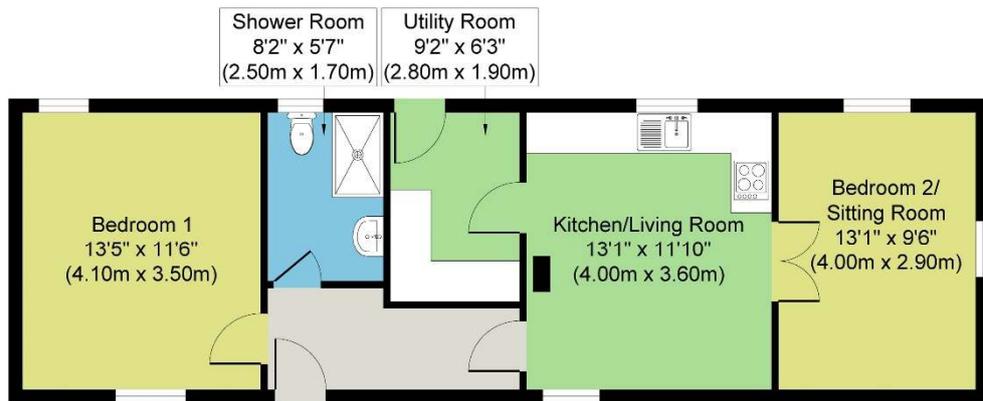
EPC Rating: Current: D55. Potential: A105.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Outbuilding
Approximate Floor Area
184 sq. ft
(17.11 sq. m)



Ground Floor
Approximate Floor Area
618 sq. ft
(57.40 sq. m)