

# Rydal Croft, North Cowton, North Yorkshire





**Rydal Croft, North Cowton, North Yorkshire.**

**Guide Price: £490,000**

**Centrally located in this highly regarded village, Rydal Croft is a substantial detached property sitting in generous gardens providing well planned and spacious living spaces that make an excellent family home. Very well presented throughout, the living accommodation is laid out over three floors with the ground floor featuring two reception rooms, a dining kitchen, a utility and a cloakroom. The first floor provides four bedrooms, the master being ensuite, and the house bathroom, with the second floor providing another ensuite bedroom. Externally there are gardens to the front and rear, a large driveway and a garage. An early inspection is highly recommended.**





### **Entrance Hall:**

The welcoming hallway has engineered oak flooring, a radiator and stairs to the first floor.

### **Living Room:**

4.78m x 4.41m

A bright room having a large upvc double glazed bay window to the front with a South facing aspect. There are two radiators, a TV point and a feature sandstone fireplace which houses a large multi fuel stove.

### **Dining Kitchen:**

4.11m x 3.85m

A generous kitchen, fitted with a range of quality solid wood wall and base units with complimenting butchers block style countertops. Integrated into the units are a dishwasher and a Belfast sink. There is a range cooker, a large pantry cupboard and a central island that provides space for informal dining. The upvc double glazed window overlooks the rear garden.

### **Dining Room:**

4.12m x 3.02m

A lovely room having a set of upvc double glazed doors opening out to the garden. There is a radiator with a decorative cover.

### **Utility Room:**

2.95m x 2.42m

With units and countertops that match the kitchen. There is a Belfast sink, space for a fridge freezer, plumbing for a washing machine, a radiator and a upvc double glazed window. A stable style door gives access to the rear garden.

### **Cloakroom:**

With a WC and a wash hand basin.

### **Garage:**

6.88m x 3.02m

A larger than average garage which has a roller door, plumbing for a washing machine and a door to the utility room.

### **First Floor Landing:**

With a radiator and stairs to the second floor.

### **Bedroom:**

4.79m x 3.13m

A large double bedroom with a radiator and a upvc double glazed window overlooking the front garden.

The **Ensuite** is fitted with a WC, a wash hand basin and a shower enclosure housing a dual head shower. There is a heated towel rail, underfloor heating and a upvc double glazed window.





**Bedroom:**

4.21m x 2.90m

A double bedroom with fitted wardrobes, a radiator and a upvc double glazed window overlooking the rear garden.

**Bedroom:**

7.14m x 2.98m

A large, triple aspect bedroom having roof windows to the front and rear and a porthole style window to the side. There are two radiators and useful eaves storage.

**Bedroom:**

2.91m x 2.67m

With a radiator and a upvc double glazed window overlooking the rear garden.

**Bathroom:**

3.06m x 2.32m

A most impressive bathroom which is fitted with a large bath with a ceiling mounted shower over, a WC and a wash hand basin. There is a traditionally styled radiator, a heated towel rail, underfloor heating and a upvc double glazed window.

**Second Floor Landing:**

Having a large airing cupboard with a radiator, hanging rail and shelving. A porthole window to the side gives far reaching views.

**Second Floor Bedroom:**

5.79m max x 4.34m max

A large bedroom, which provides the flexibility of having a seating area. There are four roof windows with black out blinds fitted, two radiators, and useful eaves storage with a radiator.







The **Ensuite** has a shower cubicle, a WC and a wash hand basin. There is a modern styled radiator.

### **External**

The property sits well back from the road behind a large front garden with a lawn and well stocked borders. There is a block paved driveway providing parking for a number of cars and a gated path to the side gives access to the rear garden. The paved seating area is the ideal place to sit and enjoy the South facing aspect.

The rear garden features a lower decked seating area and an upper lawned section which has well stocked borders, a timber shed and two seating areas which enjoy the sun.

### **Additional Information**

The postcode is DL7 0HF and the Council Tax Band is F.

The oil fired central heating boiler is located in the garage.

The property has a security alarm system.

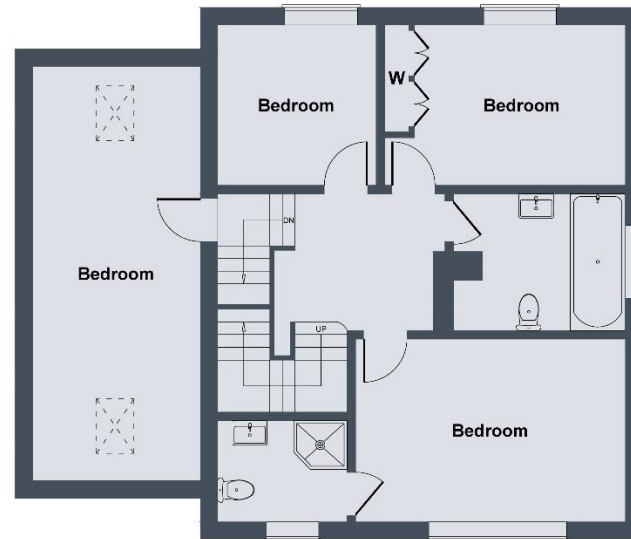
North Cowton is a very popular and conveniently positioned village being mid way between Darlington and Northallerton, both of which have main line train stations. It is also well placed for the A1(M) and the A19 motorways. It has a primary school, a well supported village hall and a popular pub.



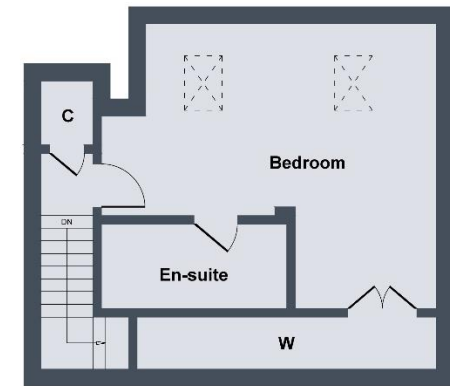
## Rydal Croft, North Cowton



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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