



25 The Porch, Barton

Offers in the Region of £199,000

Located in the popular and conveniently positioned Village of Barton, this charming two bedroomed Cottage has been recently renovated by the Current Owner and will appeal to a range of Buyers. To the ground floor is a living room and a kitchen, whilst to the first floor are two double bedrooms and a newly fitted bathroom. Externally, there is a large lawned garden which is surrounded by mature shrubbery and two outbuildings. Offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

Accessed via a part glazed upvc front door, the hallway has a tiled floor and provides space to hang coats.

Living Room:

A dual aspect, characterful room with windows to the front and side of the property, beamed ceilings, built in shelving and wall lighting. The focal point of the living room is the traditional open fireplace.



The living room provides ample space for a dining table, the table in situ can sold via separate negotiation and has feature lighting above.



Kitchen:

Comprising a range of wall and base units under complimenting countertops and tiled splashbacks, included is a stainless steel sink with drainer, a washing machine, an extractor fan and space for an oven. There is a window and timber door to the rear garden. The kitchen has the benefit of underfloor heating.



First Floor Landing:

With a window to the rear of the property and wall lighting.

Bedroom 1:

A dual aspect double bedroom with windows to the front and side of the property and timber clad ceilings.



Bedroom 2:

A second double bedroom with a window to the front of the property, timber clad ceilings, a cupboard which extends over the stairs and loft access.



Bathroom:

A newly fitted suite, comprising a panelled bath with a glass screen and a dual headed mains fed shower over, a wc, a wall hung sink and a WiFi controlled heated towel rail. There is built in shelving and a frosted window to the rear of the property.



External:

To the front of the property is on street parking, whilst to the rear is a pathway which leads to the large lawned garden, surrounded by mature trees and shrubbery. Also included are two outbuildings which make ideal storage space.

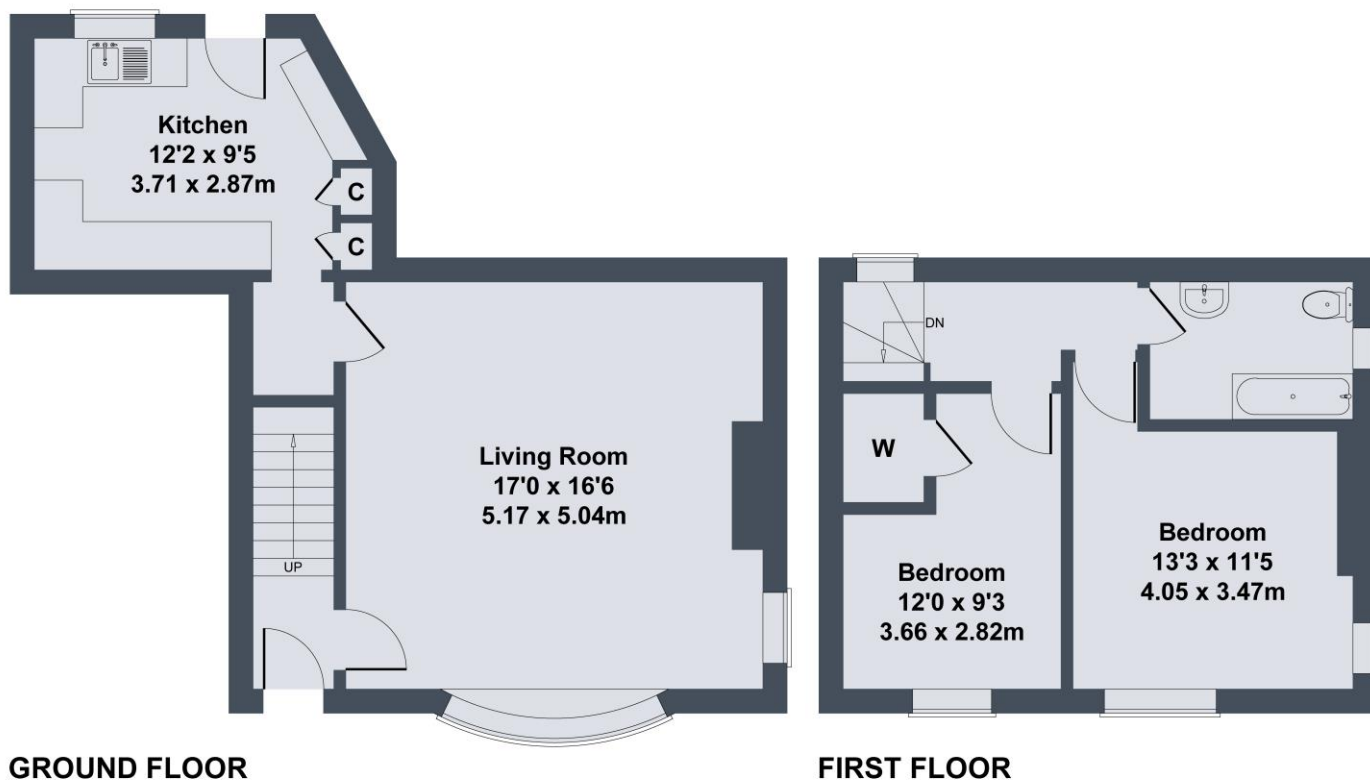


Additional Information:

The Postcode is DL10 6LG, the Council Tax Band is B.

The property has electric heating.

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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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