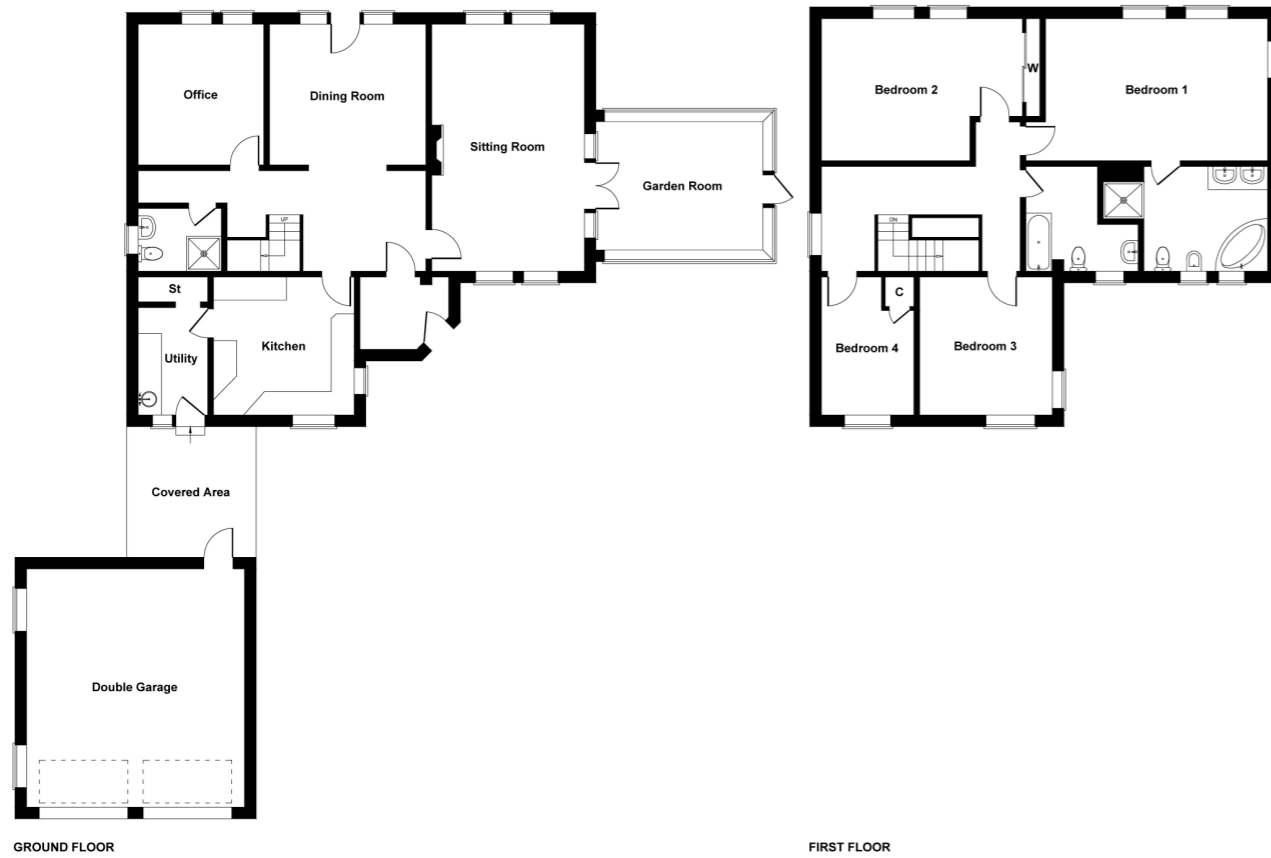


Palmer House, Moulton



Set in well-stocked private gardens next to the green in the heart of the village, a substantial stone-built detached family property offering extensive four-bedroom accommodation with three reception rooms, large conservatory and double garage.

Palmer House is very well-located within easy reach of local market towns and main road and rail communications to the major commercial centres of the region.

ENTRANCE HALL – RECEPTION HALL – DINING ROOM – LIVING ROOM – STUDY – CONSERVATORY – KITCHEN – UTILITY – WC/CLOAKS – 4 BEDROOMS – EN-SUITE BATHROOM/WC – HOUSE BATHROOM/WC – DOUBLE GARAGE – GARDENS

OIL CENTRAL HEATING

DOUBLE GLAZING

FREEHOLD

Price: £595,000

Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

L019 Ravensworth 01670 713330

Palmer House, Moulton, Richmond, DL10 6QG

The accommodation extends to.....

ENTRANCE HALL:

A double-glazed entrance with feature natural stonework and glazed door to....

RECEPTION HALL:

(16'8'' x 8'5'') An open inner hallway with staircase to the first floor, recessed **cloaks area** and opening to....

DINING ROOM:

(13'4'' x 12' min.) Providing a separate formal dining area with french window to the garden.



LIVING ROOM:

(20'10'' x 12'11'') Enjoying good natural light, a spacious living room with windows to the front and sides, marble fireplace surround with inset coal-effect gas fire and opening to....



CONSERVATORY:

(11' x 14'8'') A good-size fully double-glazed conservatory opening to the gardens.



STUDY:

(12' x 10'9'') A private study office room again with windows towards the village green.

WC/CLOAKS:

(6'11'' x 5'3'') Having wash-hand basin, WC and side window.

KITCHEN:

(11'11'' x 11'10'') Fitted with range of units in light oak finish with worksurfaces, tiles surrounds, sink unit, built-in dishwasher, microwave, oven and hob, ample power points and **breakfast area**.



UTILITY:

(11'11'' x 6'11'') A useful utility room with sink unit, worksurfaces, tiled surrounds, plumbing points, power points, **pantry area** and stable door to the side.

LANDING:

An open through landing area with side window.

BEDROOM 1:

(19'2'' min. x 12'1'') Overlooking the village green with range of built-in wardrobes.



EN-SUITE BATHROOM/WC:

(13'9'' x 10'9'' max.) Having corner spa-bath, twin wash-hand basins in vanity unit, WC, bidet, shower cubicle and tiled surrounds.



BEDROOM 2:

(16'5'' min. x 12') Again overlooking the green with range of built-in wardrobes and dresser unit.

BEDROOM 3:

(12'1'' x 11'3'') A further good-size bedroom overlooking the rear gardens.

BEDROOM 4:

(12'1'' x 7'9'') A good-size single bedroom with airing cupboard.

HOUSE BATHROOM/WC:

(9'5'' max. x 8'4'') Having panelled bath with shower above, wash-hand basin and WC.

DOUBLE GARAGE:

A substantial double garage with light, power points, water point, electric door and **covered porch** to the main house.



GARDENS:

Neat block-paved driveway from the village lane with ample hardstanding areas opening to....



Good-size well-stocked gardens next to the village green with a wealth of mature trees, shrubs and conifers, open lawned areas, stone-flagged terrace and pathways.

COUNCIL TAX BAND: G

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	64
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	