

MERGILL COTTAGE GRINTON



Enjoying a private setting in extensive mature lawned grounds with stunning views towards Fremington Edge, a detached cottage property of character of individual design and character providing generous three bedroom accommodation with two good reception rooms, conservatory and garaging, well located within the Dale for good local village amenities and market towns, certainly warranting viewing.

**HALL – LIVING ROOM – CONSERVATORY – DINING ROOM – KITCHEN – 3 BEDROOMS
– BATHROOM/WC – UTILITY – WC/CLOAKS – WORKSHOP – GARAGE - GARDENS**

OIL FIRED CENTRAL HEATING

DOUBLE GLAZING

Price: £469,500

The property extends to.....

HALL:

With glazed panelled entrance door and staircase to the first floor.

LIVING ROOM:

(10'4" x 15') Enjoying good natural light with windows to the front and rear, stone surround fireplace with inset coal-effect fire.



CONSERVATORY:

(9' x 11' approx.) A good-size fully glazed conservatory opening to the gardens.



DINING ROOM:

(10'1" x 9'8") Providing a separate formal dining area with views to the front, feature cast-iron fireplace and opening to...



KITCHEN:

(11'5" max. x 9'2") Fitted with range of hand made pine units with worksurfaces, sink unit, built-in six-ring oven with extractor and dishwasher.



BEDROOM 3:

(10'2" x 5'10") A good-size ground floor single bedroom with built-in cupboard, **shower cubicle** and wash-hand basin.

SIDE HALL:

With doors to the front and garage.

WC/CLOAKS:

Having WC and wash-hand basin.

LANDING:

With window to the front and built-in cupboard.

Mergill Cottage, Grinton, Nr. Reeth, DL11 6JA

BATHROOM/WC:

(5'7'' min. x 10'1'') Fully tiled and having panelled bath with shower above, pedestal wash-hand basin, WC and heated towel rail.

BEDROOM 1:

(10'4'' x 10'10'' max.) A good-size main bedroom overlooking the gardens to the side with built-in wardrobes and dresser unit.



BEDROOM 2:

(11' max. x 9'8'') Again with open views and built-in wardrobes.



GARAGE:

A good-size attached single garage.

UTILITY:

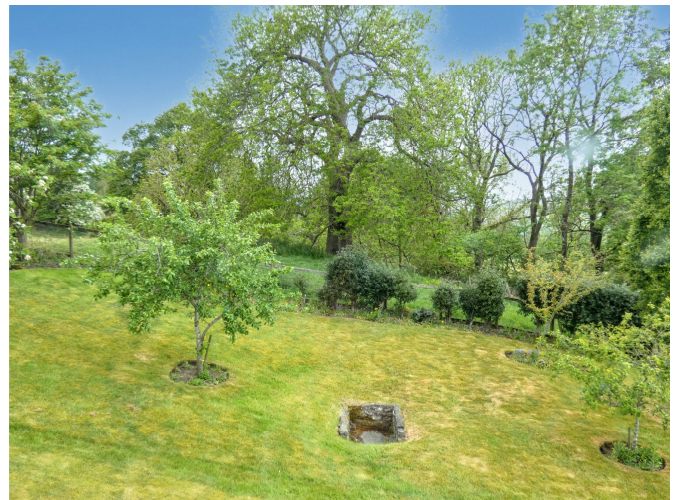
A useful utility area with door to the side and gardens.

WORKSHOP:

Again a useful work or storage area.

GARDENS:

Gateway from the lane and block-paved driveway to the front with additional hardstanding, opening to extensive lawned gardens stretching to the front and side of the property with well-stocked borders, trees and shrubs, bounded by open grassland and woodland.



Substantial paved terrace areas extend to the rear and side with raised borders, built-in feature **pizza oven**, neat stone walling surrounds and external lamps.

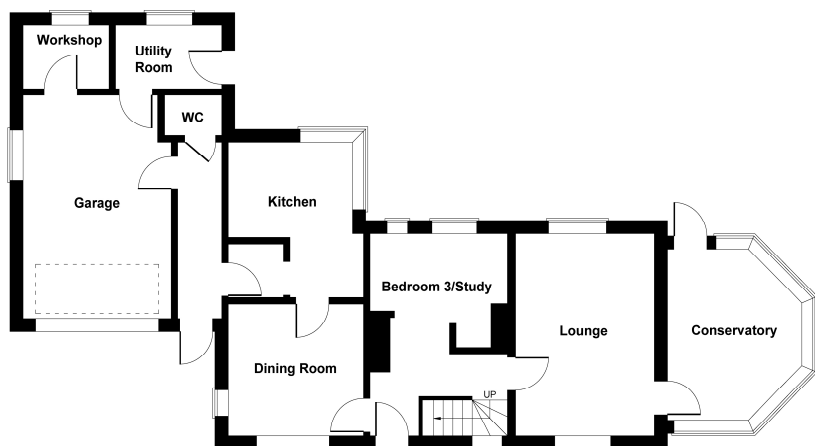
Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity and water. Drainage to septic tank.
- **Broadband & Mobile:** Please check the Ofcom website for broadband and mobile suppliers available.
- **Council Tax Band:** D
- **EPC Rating:** E
- **Heating:** Oil central heating and open fires.

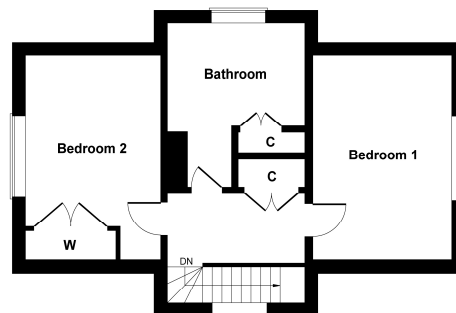




Mergill Cottage, Harkerside



GROUND FLOOR



FIRST 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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