

Aldbrough St John Richmond DL11 7TJ Price £275,000



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

Welcome to this charming stone built cottage, located next to the village church in the picturesque village of Aldbrough St John, Richmond. This delightful property boasts a cozy reception room with multi fuel Aga stove, perfect for relaxing after a long day, a modern Kitchen/breakfast room with lovely views over open fields, shaker style kitchen units, AEG hob, Bosch oven, Intergrated fridge freezer and tiled splashbacks, two well appointed bedrooms and a well-maintained bathroom.

Externally, to the front there is a well presented cottage garden which is surrounded by stone walling and has gated access with a natural stone pathway leading to the front door and paved seating area.

The rear of the property has a lovely, stone flagged, enclosed courtyard with two stone built stores and an extremely useful stone built garden room which has been converted from an outbuilding, the room has fully glazed double uPVC doors, tiled floor, an abundance of power points and exposed timber ceiling beams. This room could be used for a number of purposes (for example, home office or hobby room), or even an occasional guest bedroom, if desired.

Aldbrough St John is an extremely popular village with a fantastic and active community noted for its annual feast, cricket ground, pretty village greens and pleasant walks. The village has its own well respected pub The Stanwick Arms which is a cozy spot to have a meal and meet the neighbours. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed.

If you want to immerse yourself in the joys of village life, then look no further.







- Sought after village location
 - Garden Room
- Beautiful cottage garden
- Modern Kitchen and Bathroom
 - No Onward Chain

General Remarks

Tenure: Freehold

Services: Electric heating, Mains Water & sewerage

Council Tax: Band C NYCC

Parking: On street (option to create driveway subject to planning consents)

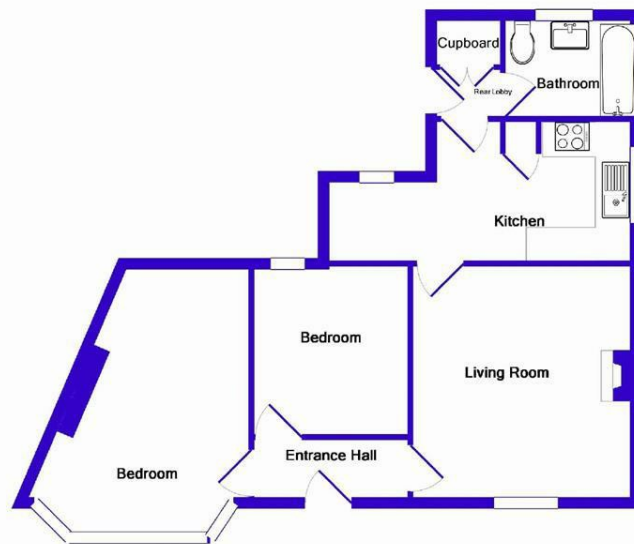
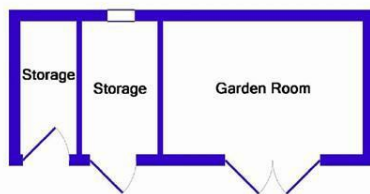
This property belongs to a member of the Carver group.





CARVER
RESIDENTIAL
Sales · Lettings · Property Management





CARVER BUILDING SURVEYORS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser. Created specifically for you, by i-draw it Ltd. Made with Metrepro 102914

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

We can search 1,000s of mortgages for you

It could take just 15 minutes with one of our specialist advisers:
 Call: 01325 380088. Visit: Any of our Offices. Online: www.mortgageadvicebureau.com/carver



Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property

80 High Street
 Yarm, TS15 9AH
 Tel: 01642 420090
yarm@carvergroup.co.uk

14 Duke Street, Darlington
 County Durham, DL3 7AA
 Tel: 01325 357807
sales@carvergroup.co.uk

26 Market Place, Richmond
 North Yorkshire, DL10 4QG
 Tel: 01748 825317
richmond@carvergroup.co.uk

43 Dalton Way, Newton Aycliffe
 County Durham, DL5 4DJ
 Tel: 01325 320676
aycliffe@carvergroup.co.uk

219 High Street, Northallerton
 North Yorkshire, DL7 8LW
 Tel: 01609 777710
northallerton@carvergroup.co.uk