

Sunset Cottage 30 Kettle End, Barton, Richmond, DL10 6LB
Price £425,000



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*** unexpectedly back to market 11/6/24 *** Located in a picturesque position in Kettle End, Barton, Richmond. This lovely property has been beautifully refurbished by the current owners and boasts two large reception rooms, perfect for entertaining guests or simply relaxing in front of the multi fuel stove with your loved ones. With three spacious double bedrooms, two modern bathrooms, and a large sunny garden there is ample space for the whole family.

The house has been beautifully updated with a new heating system, new windows and doors, multi fuel stove fitted in the lounge, and a full kitchen re model and refit opening up the space and making it an amazing family friendly room, oak style flooring continues throughout the ground floor offering a perfect blend of traditional charm and contemporary style. Both the kitchen and the Lounge take full advantage of the beautiful, south-east facing rear garden with french doors providing access from both rooms, the garden itself is a true gem, with a large lawn, planted borders, rockery with water feature, garden room and large shed along with veg plots providing a lovely outdoor space to grow your own, enjoy the sunshine and host summer barbecues.

Growing families will benefit hugely from the amount of parking space available and the attached garage, ensuring convenience for you and your guests.

Barton is a pretty village approximately 2 miles from the A1(m) Scotch corner which connects to the A66 making travel throughout the region very accessible. The village has a local pub, post office, Village Hall, Church and Primary school and a regular bus service which runs to the nearby Market Town of Richmond and Darlington with its high speed train links to London & Edinburgh.

Don't miss the opportunity to make this house your home. With its ideal location, spacious rooms, and modern amenities, this property is a true gem waiting to be discovered.





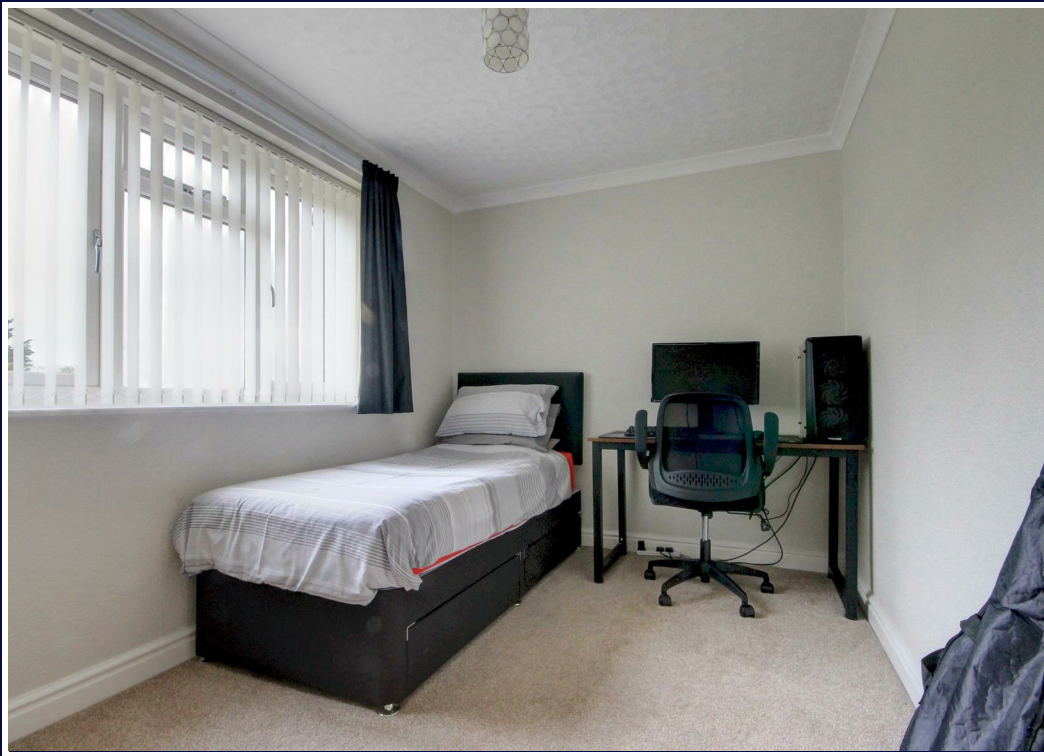


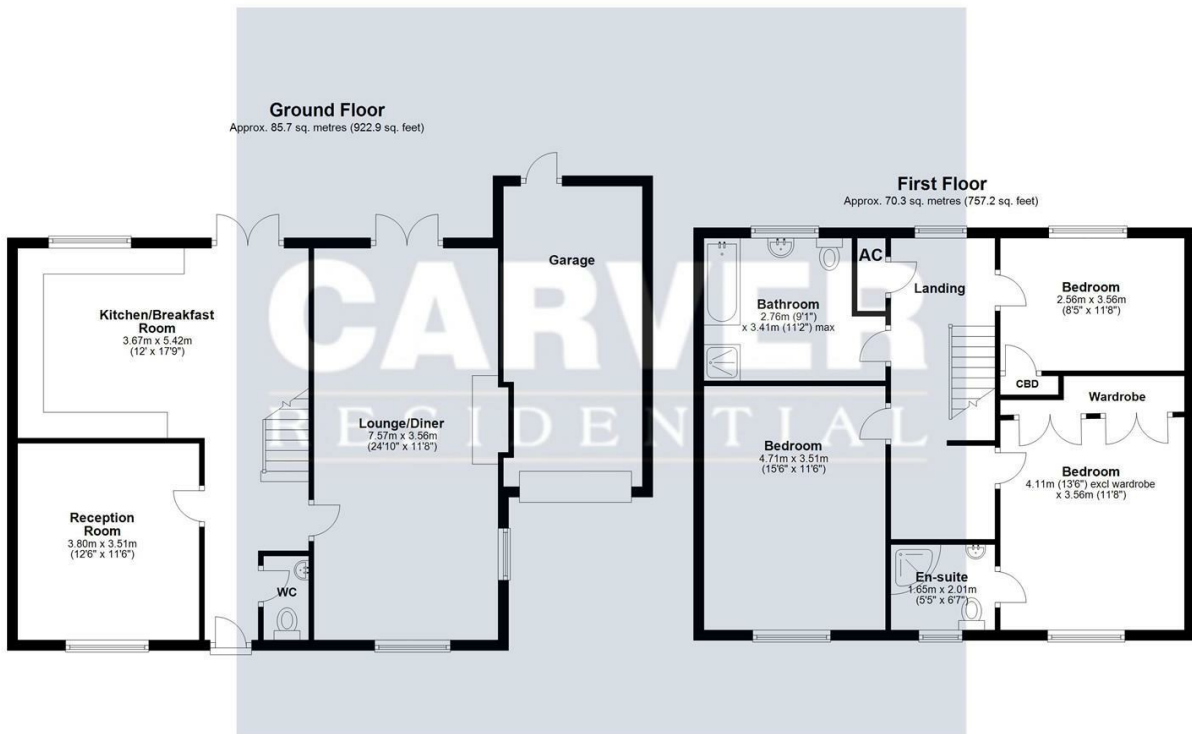
Tenure: Freehold
Services: all mains services, Gas C/H and
recently updated double glazing.
Council Tax: Grade E











Total area: approx. 156.1 sq. metres (1680.1 sq. feet)

Sketch Plan: Not To Scale. For Illustrative Purposes Only. Created by HJ Cadplan Ltd.
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
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