



**\*\* CHARMING CHARACTER PROPERTY \*\* \*\* SOUGHT AFTER VILLAGE \*\***

**\*\* EASY REACH OF NORTHALLERTON, RICHMOND and DARLINGTON \*\* \*\* SOUTH FACING GARDEN \*\***

Superbly positioned in the picturesque and desirable village of North Cowton where one can walk for miles and enjoy scenic beauty or, in this case, simply relax and unwind in a beautifully presented rear garden. What was originally a four bedroom semi detached property, was thoughtfully converted in the past to a generous three 'double' bedroom home with en-suite to the principal bedroom, plus family bathroom. It has been well cared-for and maintained by the present owners enjoying fabulous features such sash windows and maple wood flooring & stunning copper fireplace with open fire to the principal reception room. It has a wonderful welcoming feel on arrival with well proportioned, flexible rooms which will certainly appeal to a variety of buyers.

Viewings come strongly recommended at your earliest opportunity to appreciate what this home has to offer both inside and out.

Please Note: Council tax band E. Freehold basis. EPC rating D  
Please contact Smith & Friends to arrange a viewing (formerly Robinsons Tees Valley)

**Pebble Forge, North Cowton, DL7 0HG**

**3 Bed - House - Semi-Detached**

**Offers In The Region Of £350,000**

**EPC Rating: D**

**Council Tax Band: E**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# Pebble Forge, North Cowton, DL7 0HG



## GROUND FLOOR

Entrance hallway with open spindle balustrade leading to the first floor. Light & airy L-shaped Lounge/family room running front to rear, great for entertaining. Separate dining room to the front and fitted kitchen to the rear. The fitted kitchen provides a good range of units with laminate work surfaces incorporating a sink unit, electric ceramic hob, extractor, double oven, Integrated fridge freezer and plumbing for a washing machine. Off the kitchen is a useful utility room with further units and plumbing for a washing machine along with access to the garage which means it is possible to reach cars undercover, a feature not to be underestimated during those colder months. All rear windows are double glazed, the feature windows to the front are single glazed and there is oil fired central heating.



## FIRST FLOOR

Hatch with fitted ladder allowing loft access, and sash window allowing natural light. Three well-dressed double bedrooms, the master with en-suite consists of an enclosed shower cubicle, vanity wash basin, w.c. and chrome towel radiator. The family bathroom completes this charming home enjoying a traditional suite comprising roll top bath, basin and w.c.



## EXTERNALLY

Garden to the front with mature hedging and roses block paved driveway for off-street parking, leading to the good size garage with up over door, lighting, power, also housing the boiler along with an overhead mezzanine style storage area. Delightful South facing rear garden considered a manageable size which is a great place to relax and unwind during those warmer months, enjoying paved and gravelled patio areas, mature bedding and a feature pond.



## ENTRANCE HALLWAY

### LOUNGE/FAMILY ROOM

17'5" x 22'0" (5.31m x 6.71m)

### DINING ROOM

9'6" x 11'4" (2.90m x 3.46m)

### KITCHEN

12'11" x 10'3" (3.94m x 3.13m)

### UTILITY ROOM

8'0" x 5'5" (2.46m x 1.66m)

## FIRST FLOOR LANDING

### BEDROOM

10'5" x 15'1" (3.18m x 4.60m)

### EN-SUITE SHOWER ROOM

### BEDROOM

12'5" x 11'1" (3.81m x 3.40m)

### BEDROOM

13'1" x 10'6" (4.01m x 3.21m)

### FAMILY BATHROOM/W.C.

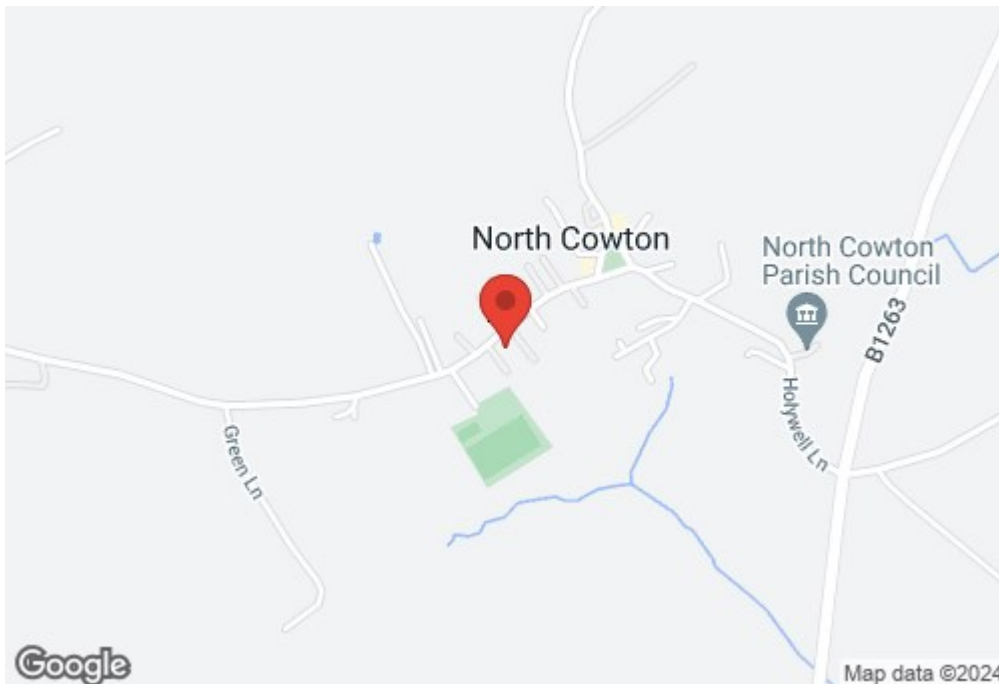


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FRONT EXTERNAL

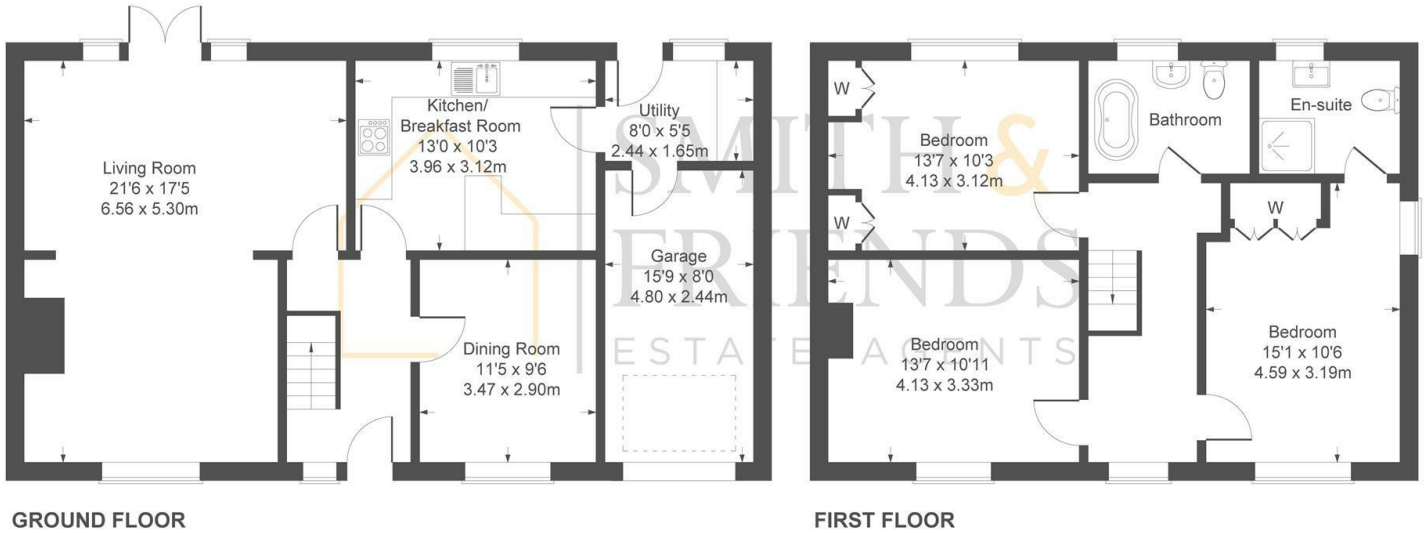
REAR GARDEN



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## Pebble Forge

Approximate Gross Internal Area  
1517 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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