



## LARCH COTTAGE, GREAT FENCOTE

NORTHALLERTON, DL7 0RX

**£675,000**  
**FREEHOLD**

A superb, spacious four bedroom character home with an adjoining one bed roomed annexe located in the quiet village of Great Fencote, ideally placed for Bedale, Northallerton and Junction 51 of the A1(M). The property is full of characterful features with a great layout and is perfect for families or for entertaining with stylish accommodation throughout and lovely gardens.

**NORMAN F. BROWN**

Est. 1967

# LARCH COTTAGE, GREAT FENCOTE

- Four Bedroom Character Home • Adjoined One Bedroom Annexe • Lovely Private Gardens • Oil Fired Heating & Double Glazing • Open Plan Living • Stylish & Characterful Features • Close to Junction 51 A1(M) • Attractive Hamlet, Ideal For Bedale & Northallerton • VIDEO VIEWING TOUR AVAILABLE • Call Us To Arrange Your Personal Viewing



## DESCRIPTION

Located in the rural hamlet of Great Fencote between Bedale and Northallerton is Larch Cottage a superb four bedroom home full of character and with a stylish interior and layout perfect for entertaining or for family time. The property also has the added benefit of an adjoined annexe which could be incorporated into the houses layout but would also suit an older child, elderly relative or as an air bnb style holiday cottage.

The main house is nestled away just off the central village green and opens into an attractive porch leading into an entrance vestibule. The stunning open plan living space is perfect for entertaining or for family time with a living area neatly separated by wood beam pillars inset into a short wall from a dining area. There is also an impressive central staircase to the first floor with a raised area under and behind providing a further area which would suit a variety of purposes.

The living area has dual aspect windows making the room nice and bright and cosiness comes from a log burning stove having a cast iron surround with a tiled inset and hearth and a wooden mantelpiece over.

The dining area has a bow window with an attractive outlook to the gardens and there is space for a large dining table and chairs in front of another log burning stove set into an inglenook fireplace with a cast iron hood and exposed wood beam over. A stable style door leads through to the kitchen off the dining area.

The kitchen has attractive exposed wood beams and comprises of a range of shaker style base units with a wood worktop and tiled splashback. There is also a one and a half bowl ceramic sink with drainer set under a bow window with a view over the gardens. There is a central island incorporating a range of further cupboards and wine racks under and there is a useful pantry cupboard too. There are spaces for a range style cooker with electric ovens and bottled gas fed hob. Off the kitchen is a stable style door to a porch connecting the main house to the annexe and there is a door out to a small yard.

The utility room is also off the kitchen and is an excellent space comprising of a further range of wall and base units with a worktop over having an upstand and tiled splashbacks and there are spaces and plumbing for a washing machine and dishwasher, there is also an integrated fridge freezer.

Off the utility room is a downstairs WC that comprises of a pedestal mounted washbasin and a low level WC.

To the first floor the galleried landing is full of character with exposed wood beams and excellent storage including an airing cupboard and a double fronted cupboard and leads to the four double bedrooms and bathrooms.

The main bedroom is a spacious, bright and airy double with dual aspect windows looking over the gardens and towards the village green plus character via exposed beams and floorboards. Bedroom two is an excellent double bedroom again with exposed wood beams and views of the garden. Bedroom three is currently used as an office but would be a third double bedroom with built in wardrobes. Bedroom four is a smaller double perfect for guests and is currently used as a dressing room.

The house bathroom is just off bedroom one and comprises of a step in power shower with glazed sliding screen doors and fixed and handheld shower head. There is also a roll tap bath with a handheld shower over, and his and hers pedestal mounted washbasins with vanity units. Also off the landing is a cleverly designed shower room with a step in shower having an electric shower and glazed screen door, a wall mounted washbasin and a low level WC.

The adjoined annexe is a great space for a variety of purposes including as an Air BnB holiday cottage, a granny flat for an elderly relative or for an older child wanting their own space. It could also be neatly incorporated into the main house too as further accommodation.

The annexe has its own entrance opening into a hallway which has an airing cupboard and a skylight providing a bright introduction to the property and also links to the main house via the rear lobby off the kitchen.

The double bedroom has two double glazed windows to the front and a built in wardrobe with sliding doors. The open plan living space has room for sofas and dining furniture plus a kitchenette which has a worktop over some freestanding cupboards and an inset stainless steel sink. The living space could also make for a fantastic games room or at home gym to the main house.

Double glazed windows to the front and side look out over the gardens and there is a wooden fireplace surround with a marble effect inset and hearth perfect for an electric fire. Also off the hall is the bathroom which comprises of panelled bath with a shower over and glazed screen plus a push flush WC and a pedestal mounted washbasin with a vanity unit.

#### Outside

The entrance to the property is from the quiet road by the village green leading to a gravelled driveway. There is a parking area to the side of the property with a private entrance leading to the main paved driveway for further parking with a useful turning circle.

The gardens are mainly lawned with a range of inset trees with retaining wall edging plus a summer house with a seating area off. A paved seating area is perfect for entertaining with a pergola over and next to a brick barbecue with two store cupboards under and lovely views across open fields beyond. There is also an ornamental pond and water feature and all enclosed by fenced and walled boundaries. Storage is provided by way of a useful brick store to the front of the annexe and the summer house.

#### LOCATION

Great Fencote is a hamlet in the Hambleton District of North Yorkshire, with a smaller hamlet nearby called Little Fencote and Kirkby Fleetham, which has an AA Rosette Restaurant called the Black Horse Inn. There is also a Church of England Primary School, and for Secondary Schools there is Northallerton and Bedale. Great Fencote is also close to Aysgarth Independent Prep School.

The property is within easy access to the A1M, which provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Teesside International Airport and Leeds Bradford airport are both within an hours' drive away.

The thriving market town of Northallerton has many amenities, including department stores, sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

#### GENERAL NOTES

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – F

Tenure – We are advised by the vendor that the property is Freehold.

Rights of way: Two neighbouring properties have access over the gravelled drive from the main road, to their properties but not over any part of Larch Cottage.

Construction: Standard

Conservation Area - No Listed Building: No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil Water – Immersion Heater

Drainage: Mains

Broadband: A Booster antenna is sited on the roof of the property for improved wi-fi the village. The owners receive free wi-fi and £80 per annum towards its running costs.

Signal Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile: Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

## LARCH COTTAGE, GREAT FENCOTE





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### ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire County Council

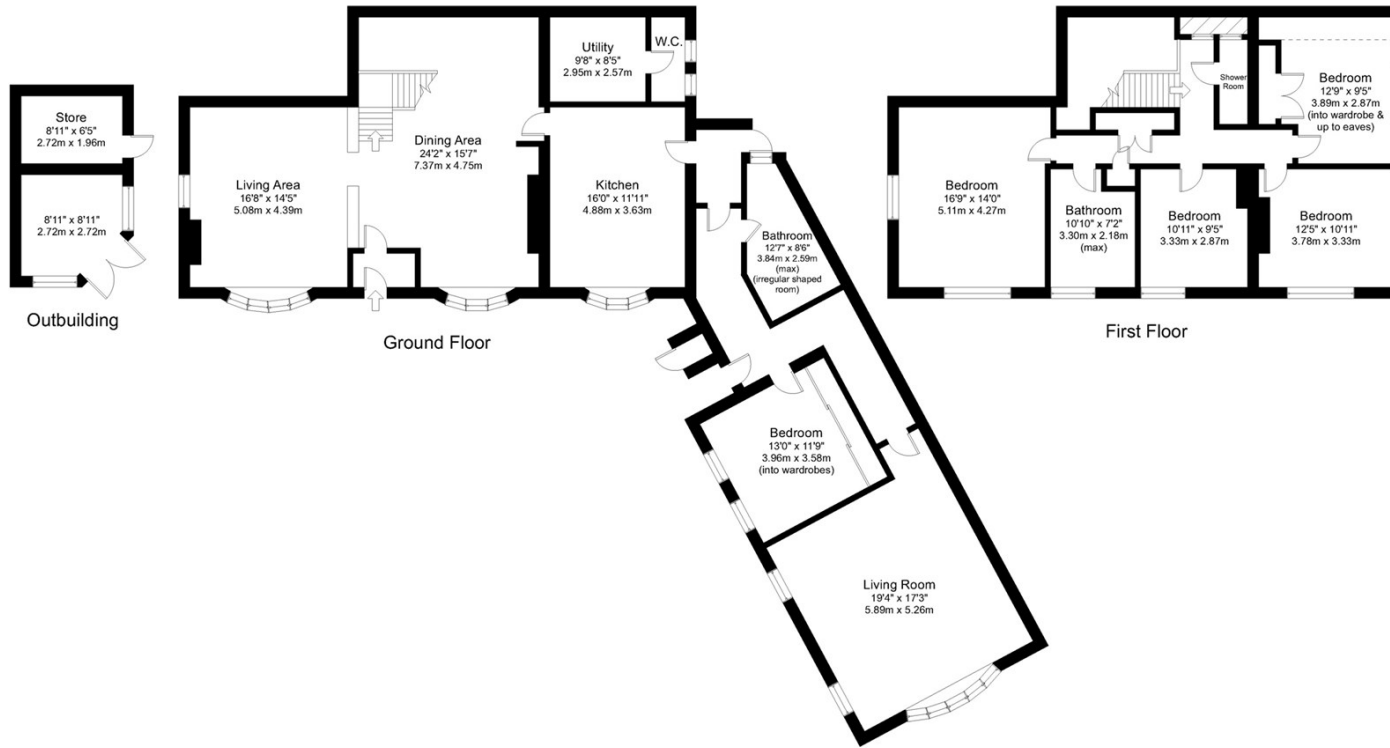
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2691.00 sq ft

**Tenure** – Freehold





Gross internal floor area excluding Outbuilding & Eaves (approx.): 250 sq m (2,691 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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