



GREENACRES OVINGTON  
North Yorkshire





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# GREENACRES OVINGTON

North Yorkshire, DL11 7BW

A beautifully presented three bedroom stone built cottage with stunning views to the rear, and occupying a prominent position overlooking Ovington village green.

## ACCOMMODATION

- \* Stone built period cottage
- \* Spectacular views to the rear
  - \* Village location
  - \* Three bedrooms
- \* Immaculate garden
  - \* Garage



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Situation & Amenities

The village itself is known locally as the maypole village due to the siting of a maypole in the centre of the village green. A public house and village hall add to the villages sense of community. The nearby historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, a traditional weekly market and monthly farmers market. Richmond is also an accessible market town which is in easy travelling distance and offers a good range of amenities also including national and local retailers, swimming pool and cinema. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. Nearby Darlington has a main-line rail station.

## Accommodation

The accommodation briefly comprises an entrance porch, entrance hall, living room, dining room, breakfast/kitchen, utility room/boot room, cloakroom/wc, master bedroom with en-suite shower room, two further bedrooms, house bathroom. To the exterior of the property there is a front garden, an immaculate side garden with views over open countryside, driveway and garage. Viewing is highly recommended to appreciate the property on offer.







### Ground Floor

With entrance porch leading through to entrance hall with doors to ground floor accommodation, study area and staircase to first floor. The property boasts a dual aspect large reception room with inset cast iron multi-fuel stove. The dining room has a feature fireplace with window overlooking the front garden and village green. The beautiful breakfast/kitchen comprises a matching range of wall and base units incorporating Corian worktop, integrated dishwasher and fridge, Rangemaster electric oven and dual aspect windows. To the rear of the kitchen is a utility/boot room and cloakroom/wc. From the utility room there is a door to the garden and a door to inner vegetable garden.

### First Floor

With galleried landing and doors to master bedroom with fitted wardrobes and en-suite shower room comprising step-in shower, vanity wash hand basin and low level WC. The second bedroom has fitted bedroom furniture with views over the village green. The third bedroom is another double room with window overlooking the garden. The house bathroom comprises a panelled bath with shower over, vanity wash hand basin and low level WC.

### Externally

Front garden with timber entrance gate, pathway to front entrance, mature planted beds and walled boundaries with gravelled area.



### Rear Garden

The garden is mainly laid to lawn with spectacular views over open countryside and the River Tees beyond with stunning patio area and water feature.

### Driveway

With timber gates mainly laid to gravel providing off-street parking for numerous vehicles.

### Garage

With double timber gates, power and light.

### Owners Insight

"Ovington is a wonderful community, neighbours are always willing to help; there is a village facebook page that acts as a conduit for information. Greenacres has a wonderful position in the village overlooking the green but not overlooked with wonderful views to the rear across Winston Bridge and Teesdale beyond. A great spot for relaxing on warm summer evenings. The village has a small friendly pub that provides good food and there will always be someone in there you know. The house itself provides a great compromise between a traditional cottage but with a more bright and airy interior that is deceptively spacious. It has been a wonderful home to us."

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

### Particulars

Particulars written in February 2025.

Photographs taken in February 2025.

### Services and Other Information

Mains electricity, drainage and water are connected. Oil fired central heating with a new boiler in 2025.





# Greenacres, Ovington

Approximate Gross Internal Area  
1948 sq ft - 181 sq m



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.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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