



North End

Osmotherley, Northallerton, DL6 3BH

youngsRPS 

**North End
Osmotherley
Northallerton
DL6 3BH**

Offers Over £300,000

A superb and rare opportunity to purchase an end terraced, grade II listed cottage in Osmotherley with a generous, well laid out tiered garden with views of the surrounding countryside and off street parking with lapsed planning consent granted in 2014 for a third bedroom. The light and well-proportioned rooms provide kitchen diner, living room, two double bedrooms and bathroom.

- Characterful listed property
- Two Bedrooms with potential for three
- Off Street Parking
- Private garden with countryside views



Northallerton 01609 773004



This charming cottage is accessed via a stable door into entrance porch with glass paneled door into the country style dining kitchen. The units comprise cream coloured wall and floor units, laminate worktops and stainless-steel sink and drainer. There is an integrated electric oven, electric hob and space for a slimline dishwasher. Attractive pine cupboards provide a larder and cupboards under the stairs cleverly hiding space for a fridge, freezer and plumbing for a washing machine. A multi fuel log burning stove sits inside the original stone fireplace.

A door leads into an inner hallway which gives access to a half tiled house bathroom comprising panel bath with shower over, WC and pedestal wash hand basin. The unusually spacious living room has an open fire with a Victorian fire surround and windows to front and rear with a double glazed door leading to the rear passage. The second bedroom may also be used as a study and has a pull down ladder for loft storage. The pine staircase leads from the diner kitchen onto a landing with a hidden storage cupboard. The top landing has two storage cupboards, one of which houses the hot water cylinder.

The generously proportioned master bedroom has the original 1800's fireplace, views over the fields opposite, a good sized built in wardrobe/cupboard and a pull down ladder accessing the fully boarded loft area.

Externally to the front there are raised beds with mature plants



and shrubs. Double gates from North End give access to a gravelled area for off street parking for one vehicle. Stone steps lead into the designer laid out tiered garden including a gravelled seating area, clothes drying area, timber summerhouse, paved seating area and far-reaching views across the open countryside at the top level.

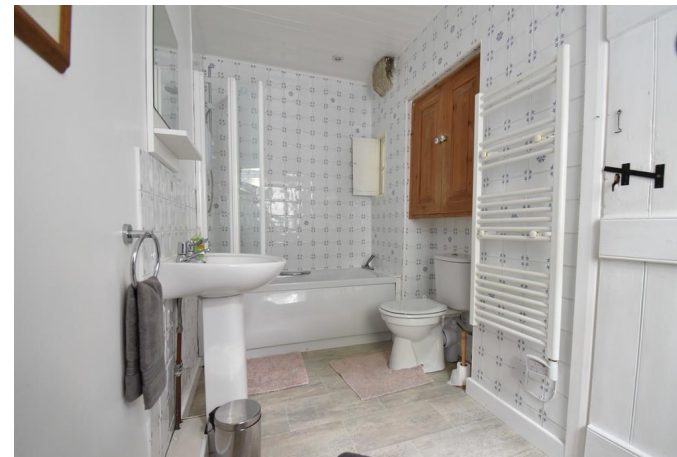
LOCATION Osmotherley is one of the area's most sought after villages which is located within the North Yorkshire Moors National Park. It is within easy reach of the A19 trunk road & the mainline train station in nearby Northallerton. The village benefits from a village shop, café and public houses.

SERVICES Mains electricity, water and drainage are connected. ELNUR Gabarron RFE Thermal radiators installed. The property was re-wired in 2016.

VIEWINGS Strictly by appointment with the Agents. Please call on 01609 773004.

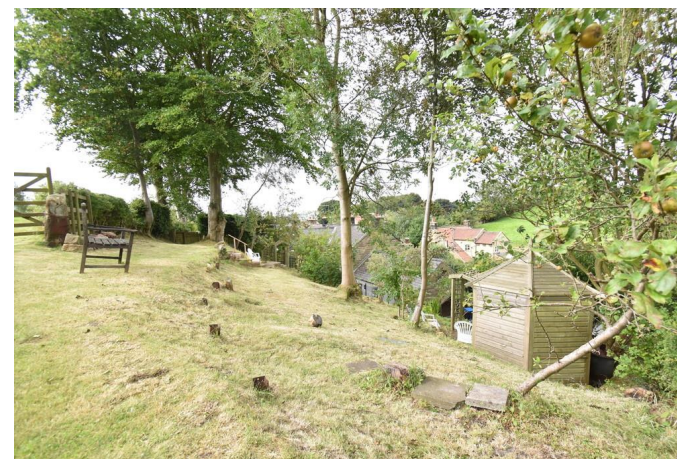
TENURE The property is Freehold.

CHARGES North Yorkshire Council Tax Band D.

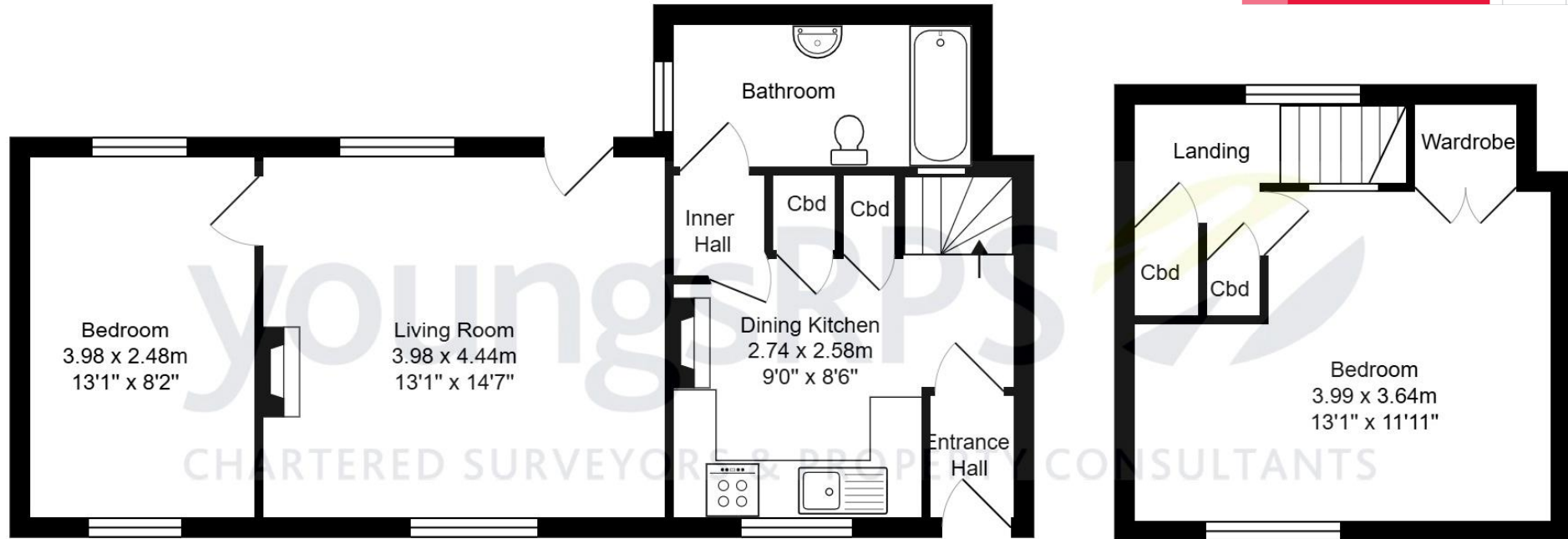


AGENT'S NOTES There is a pedestrian Right of Way along the footpath by the hedge at the top of the rear garden for the adjoining two cottages to allow access to North End. At the flat grassed area at the top of the garden there is a vehicular and pedestrian Right of Way to provide access into the adjoining field from the grassed private road to the north from North End. Mabel Cottage has an agreed Right of Way for vehicular use over this grassed private road leading to North End.

Planning and listed building consent was granted for a third bedroom extension in 2014, reference NYM/2014/0749/FL.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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