



Inglebys

Estate Agents



1 Liverton Village

Liverton, TS13 4TB

Price Guide £440,000



Welcome to this charming semi-detached cottage 'Hill Rise', located in the picturesque Liverton Village in Liverton. This desirable property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family.

Situated in a countryside location close to the North Yorks National Park, this cottage offers a peaceful and serene environment, ideal for those looking to escape the hustle and bustle. The small holding attached to the property provides a unique opportunity for those interested in the 'Good Life' style living as this property really does offer fantastic outside space.



'Hill Rise' is entered via the entrance hall which leads to the living room. The living room has a feature fireplace with open fire and feature beams. The living room flows nicely to the hall which then leads to the kitchen and first floor. The kitchen has a range of fitted floor and wall units together with a multi fuel Rayburn. The kitchen is connected to the W.C and utility room, the Byre has been converted into a small 'annex' with revealed beams, a living room and double bedroom for guests or extended family visits. On the first floor there are 3 bedrooms and a family bathroom. Externally, there is a driveway suitable for up to three cars, garage/workshop and farm buildings providing exceptional storage, gardens, hen coups and further land which could be utilised.

Tenure: Freehold

Council Tax: Redcar & Cleveland Band D

EPC Rating: F.

Lounge 19'0" x 12'9" (5.81m x 3.90m)

A cosy lounge with carpet to the floor, open feature fire place providing that warming feel during the cold winter months, featured beams to the ceiling and window to the front aspect really give this a cottage feeling.

Kitchen 17'2" x 9'3" (5.24m x 2.82m)

A well stocked kitchen with a range of wall and base units finished with light maple effect doors and drawer fronts, marble worktops and tiled splashbacks, multi-fuel Rayburn but also benefiting from an electric eye level double oven and ceramic hob with pull out hood, double granite effect sink with mixer tap, integrated fridge/freezer, windows to the front and side aspect, external door to the gardens and driveway. Internal doors provide access to the lounge and the utility room.

Utility Room 9'5" x 7'5" (2.88m x 2.27m)

The utility room offers space for plumbing for washing machine, base units and worktops for additional storage and cleaning with white granite effect 1 1/2 bowl sink/drain and mixer tap, window to the rear aspect, door to the annex.

Downstairs WC

White toilet and wash basin off the utility room.

Annex Lounge 12'6" x 10'0" (3.82m x 3.06m)

With carpet to the floor, uPVC door to the rear garden, window to the rear aspect and vaulted ceiling, door to the bedroom.

Annex Bedroom 12'6" x 10'0" (3.82m x 3.07m)

Carpet to the floor and feature beams to the ceiling.

First Floor

Bedroom 10'2" x 9'1" (3.11m x 2.78m)

A double bedroom with window to the front aspect and single radiator.

Bedroom 12'1" x 9'1" (3.70m x 2.79m)

Another double bedroom with carpet to the floor, built in wardrobes, window to the side aspect and single radiator.

Bedroom 10'4" x 9'4" (3.17m x 2.86m)

An L-shaped bedroom with carpet to the floor, single radiator and window to the rear aspect.

Bathroom

A recently refurbished bathroom with white bath suite, mixer shower over the bath with curtain rail, vanity unit to the basin, period radiator/towel rail, clad walls and ceiling with downlights, window to the rear aspect.

Externally

Front,

Garden to the front with established plants and shrubs, driveway for up to three cars, garage and workshop, gate to the side access and front of the property.

Side,

Patio and sitting areas finished with block paving and concrete, lawned area and gate to rear woodland garden. Gate to the side of the garden provides access to the small holding.

Small Holding,

An extensive space with gated access from the road, there are numerous outbuildings for the storage of various vehicles, potential for stable(s) to be created, grassed area currently used as a chicken coop, further land to the side of the outbuildings which could also be utilised if required.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

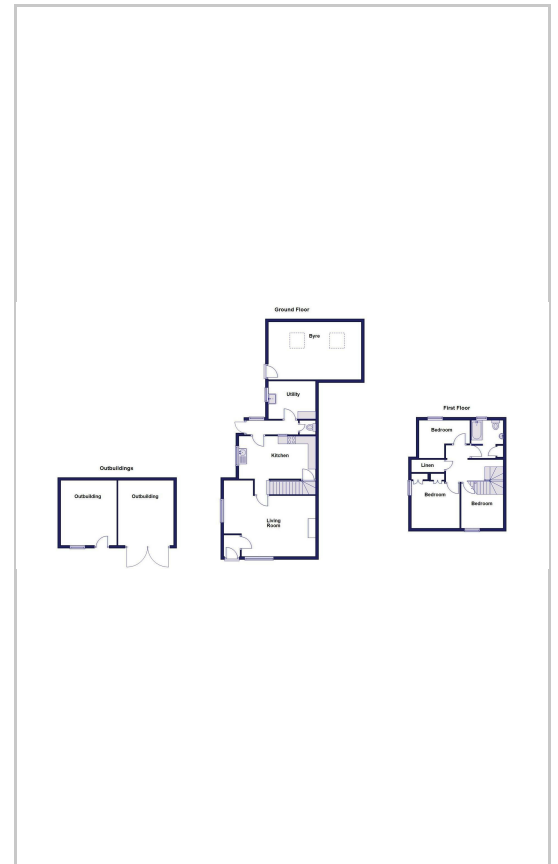
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.


Area Map



Floor Plans



Energy Efficiency Graph

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 	

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