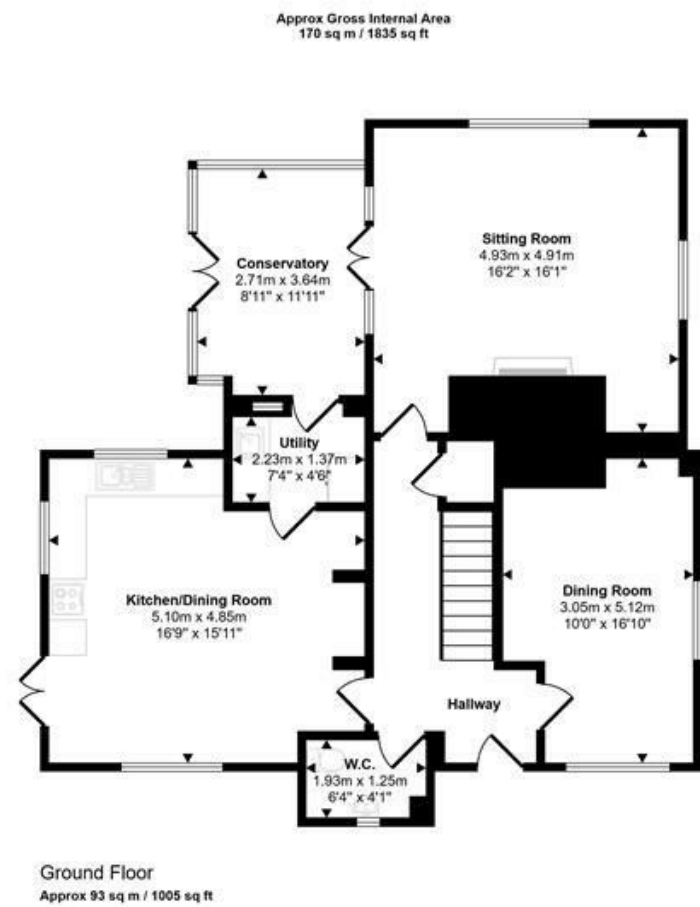
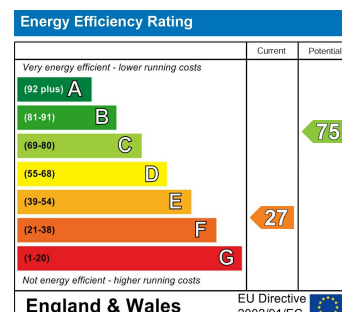




**1 Market House
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Moorside

**Guide Price
£500,000**

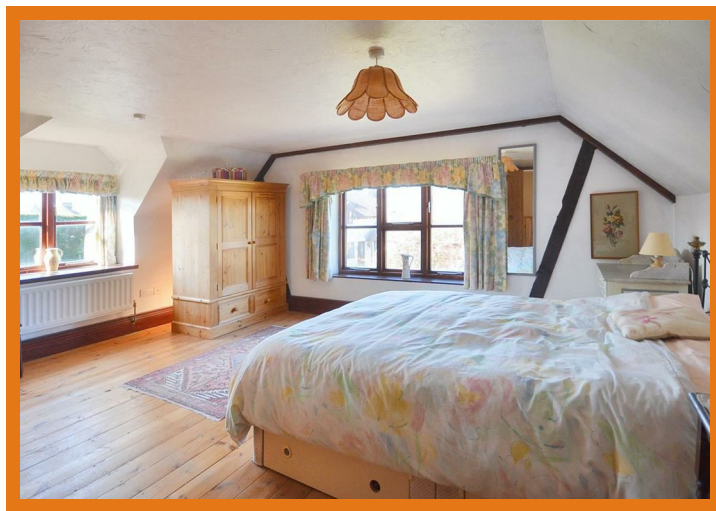
Located in a quiet village, this charming detached stone cottage offers the perfect combination of character, space, and modern comfort, making it an ideal choice for families, downsizers, or anyone looking to embrace rural living without sacrificing convenience.

With three double bedrooms, including a main bedroom with an en-suite, there's plenty of space for the whole family to unwind. The family bathroom is benefits from a modern suite, ensuring comfort for everyone. The heart of the home is a cosy yet spacious sitting room with an open fireplace, creating a warm and inviting atmosphere, perfect for family evenings or quiet moments. The dining room is brimming with potential, with space for an open fireplace or wood burner, while the conservatory offers a peaceful space to relax and enjoy views of the garden all year round.

The large kitchen/breakfast room is ideal for both preparing meals and casual dining, with plenty of space for the family to gather. Character features throughout, such as exposed ceiling beams, original floorboards, and window seats, provide a timeless charm, complemented by a range-style cooker that adds to the rustic appeal.

Outside, you'll find a private garden, perfect for children to play or for quiet afternoons in the sun. The property also includes a garage/workshop, plus ample parking both inside and outside the gates. The working well adds an extra touch of rural character, and the peaceful surroundings offer the perfect place to relax without feeling isolated—a short drive will take you to all essential amenities, offering a balance of tranquillity and convenience.

This delightful cottage offers a rare opportunity to experience rural life at its finest, with all the charm of the countryside and the practicality of being close to the village and local facilities.



The Property

Accommodation

Inside

Ground Floor

You will find a good sized storm porch with ample room to sit while taking off wellies as well as space for storing logs. The front door opens into a welcoming entrance hall with stairs rising to the first floor and space beneath for coats, boots and shoes, plus doors to the sitting room, dining room and kitchen/breakfast room as well as the cloakroom, which is fitted with a WC and wash hand basin and houses the boiler. The hall floor is laid in a practical tile.

The sitting room enjoys an outlook to the front and side - both with window seats and has feature exposed ceiling beams and an open fireplace with a timber beam and mantelpiece. Double doors open into the conservatory, which has a view over the garden and a door to the utility room. The dining room also benefits from a double aspect with window seats. There are feature beams and a brick fireplace with potential for a wood burner.

Also on the ground floor is a spacious kitchen/breakfast room with double doors

that open to the drive. It is fitted with a range of rustic style floor cupboards with drawers and eye level cupboards with open ended display shelves. There is a good amount of work surfaces with a tiled splash back and a one and a half bowl sink and drainer with a mixer tap. There is space for a slot in cooker and fridge/freezer plus plumbing for a dishwasher. A brick feature fireplace houses the range style cooker. From the kitchen there is a door to the utility room, which has plumbing for a washing machine and storage cupboards.

First Floor

Stairs rise to a good sized landing with exposed floorboards that continue into all rooms, and built in display/book shelves, and doors to the linen cupboards, bathroom and bedrooms. The bathroom is fitted with a bath, WC and pedestal wash hand basin. There are three generously sized double bedrooms - all enjoying a pleasing outlook and the main bedroom benefits from an en-suite shower room.

Outside

Garage/Workshop and Parking

At the side of the property there is a drive laid to stone chippings with room for two cars. A five bar timber gate opens to a

further area where there is ample room for multiple vehicles. There is a large timber garage/workshop with double doors to the front and a personal door to the side. It benefits from light and power and measures about 5.92 m x 3.40 m/19'5" x 11'2".

Garden

This is mostly laid to lawn and planted with a variety of trees, shrubs and flowers. It offers a blank canvas for your own design. To the side of the garage there is the original working well.

Useful Information

Energy Efficiency Rating F
Council Tax Band F
Sustainable Wood Framed Double Glazing
Oil Fired Central Heating
Drainage - Private Treatment Plant
Freehold
No Onward Chain

Directions

Postcode DT10 1HJ - What3words - plunge.shrubbery.thick

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.