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West View Farm, Station Road
North Cowton, Northallerton, DL7 0HQ

Offers in the region of £875,000

House - with Land
3 Bedroom/s
2 Bathroom/s

A fantastic equestrian property briefly comprising a three bedroomed detached farm house, nine stables, tack room, out buildings, manège and paddock land, in all approx. 8.10 acres. The beautifully presented living accommodation includes a reception hall, cloak room / shower room, spacious living room with open fire, modern open plan kitchen / breakfast room / dining room / family room and a useful utility room. To the first floor there are three bedrooms and a refurbished family bathroom. The attic is accessed via a fold down ladder. Externally double remote gates provide access to the gravel driveway which leads to the garage and carports to the rear of the property. There is a large gravel hard standing area, stable block, tack room and gated access to the manage and paddocks. The village of North Cowton offers a reputable primary school and popular public house, The Herdsman. The village is within easy reach of the nearby market towns of Northallerton and Darlington which both provide excellent shopping facilities together with excellent transport links via A1m, A66 and main line railway stations (Northallerton to London 2h 20m York 18m and Leeds 40m) The market town of Richmond is also within easy reach together the further surrounding countryside and North York Moors National Park.





- Three bedroomed detached period farm house with land and stables
- In all approx 8.10 acres divided in to and including several paddocks and a manège
- Large mature gardens
- Lovely rural location with far reaching views
- Potential to extend (subject to any necessary planning permission)

- Nine stables, tack room, store, garage and car ports
- Remote controlled gated entrance, gravel driveway and hard standing
- Beautifully presented living accommodation
- Perfect equestrian property
- Easy access to Darlington, Northallerton, Yarm, Richmond, A1M and A167

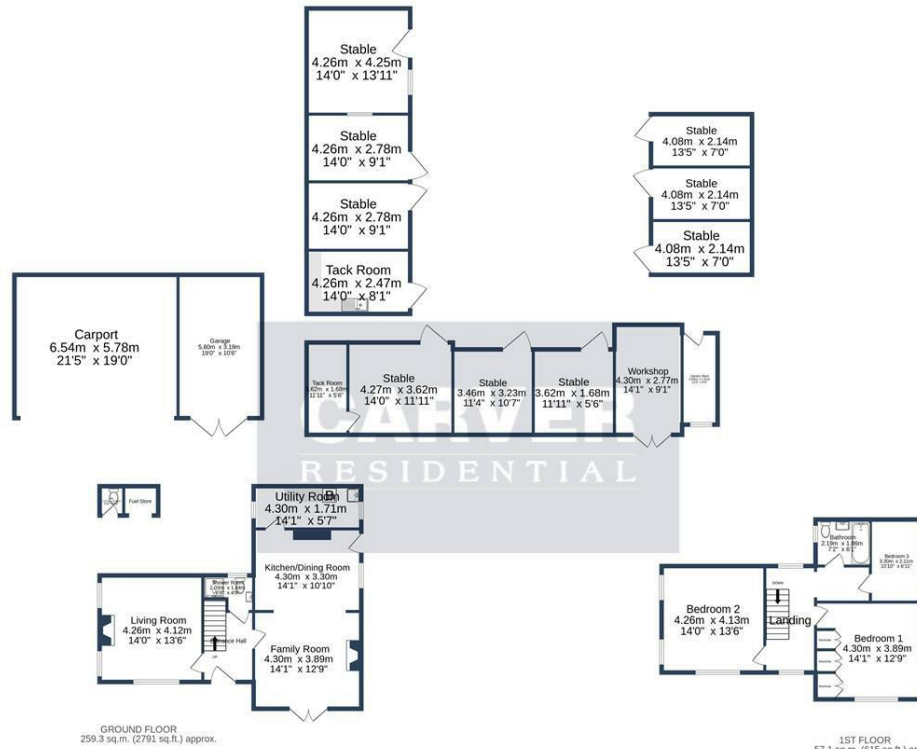
GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Local Authority: Richmondshire Band E



WEST VIEW FARM, NORTH COWTON, DL7 0HQ.

TOTAL FLOOR AREA: 316.4 sq.m. (3406 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		69
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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