



An attractive stone built detached Grade II listed cottage situated within the popular village of Osmotherley. The property benefits from oil fired central heating together with period style features including some sash windows, radiators, exposed internal stone work and internal doors which add to the overall character of this lovely home. The accommodation includes an entrance hall, spacious living room with multi fuel burning stove, oak floor covering and exposed walls. The kitchen/dining area is fitted with wall and base units including integrated oven, hob and fridge freezer. There is a refurbished utility/rear lobby area and ground floor cloak room/wc. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite including a roll top bath and under floor heating. To the second floor there is a large room and separate dressing room/study area. Externally to the front there is a stone flagged forecourt garden with gate and railings designed by the blacksmith James Godbold. To the rear there is a courtyard garden with access to the garage which provides off street parking. No onward chain.





- Grade II listed three bedroomed detached period cottage
- Spacious living room with multi fuel burning stove
- Two first floor bedrooms
- Bathroom with under floor heating
- Forecourt garden with unique front railings
- Garage and rear courtyard garden
- Kitchen/dining room with integrated appliances
- 2nd floor loft conversion with bedroom and dressing room/study area
- Oil fired central heating
- Popular village location

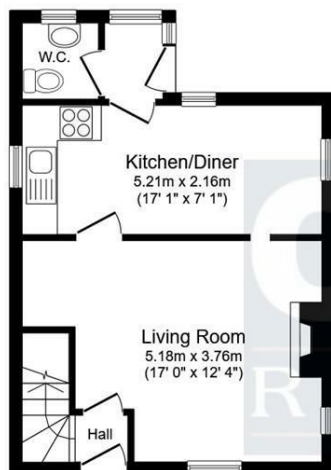
#### GENERAL INFORMATION

Tenure: Freehold

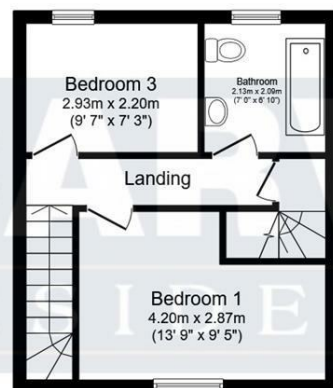
Services: Oil central heating, mains electric, water and drainage.

Local Authority: North Yorkshire Band C

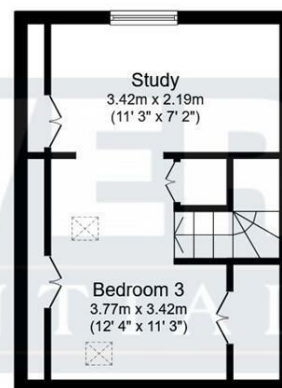
Grade II Listed. Some restricted head room in attic rooms.



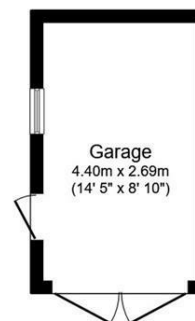
**Ground Floor**  
Floor area 34.3 sq.m. (369 sq.ft.)



**First Floor**  
Floor area 31.0 sq.m. (333 sq.ft.)



**Second Floor**  
Floor area 26.1 sq.m. (280 sq.ft.)



**Garage**  
Floor area 11.6 sq.m. (125 sq.ft.)

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>7</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>                            | <b>23</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

Total floor area: 103.0 sq.m. (1,108 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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MAB 6202



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