



country properties
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Birkby Lane
East Cowton Northallerton, DL7 0DX

Offers in the region of £299,950

NICK & GORDON
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RESIDENTIAL

A spacious, individually designed and beautifully presented four bedroom detached house with beautifully landscaped gardens that adjoin and overlook farm land to the rear.

The property benefits from oil fired central heating and uPVC double glazing. The accommodation includes a spacious reception hall with cloaks/WC, a lovely spacious living room with open fire and French doors opening to the rear garden, and separate dining room. The kitchen/breakfast room is fitted with a range of units with granite work surfaces and enjoys views to the rear. There is also a useful utility room. The reception hall, living room and kitchen all have oak floor covering. To the first floor there is a landing, and master bedroom which is a double room with superb refurbished en-suite and a range of fitted wardrobes. There is also access to a nursery/study, a room that offers great potential and could create a further bedroom, subject to any necessary consents. There are three further bedrooms and a refurbished family bathroom. Externally, to the front there is a lawned garden and flowerbed, off-street parking for two cars and access to the garage. The rear garden is beautifully landscaped with stone-flagged footpath, lawn and raised decked area. The village of East Cowton is well positioned for the nearby towns of Northallerton, Richmond and Darlington, and local facilities include village shop, public house, church and primary school.





- Individually designed four bedroom detached house
- Landscaped gardens
- Refurbished bathroom and en-suite
- Double glazing
- Beautifully presented
- Overlooking adjoining farmland
- Oil fired central heating
- Garage and off-road parking

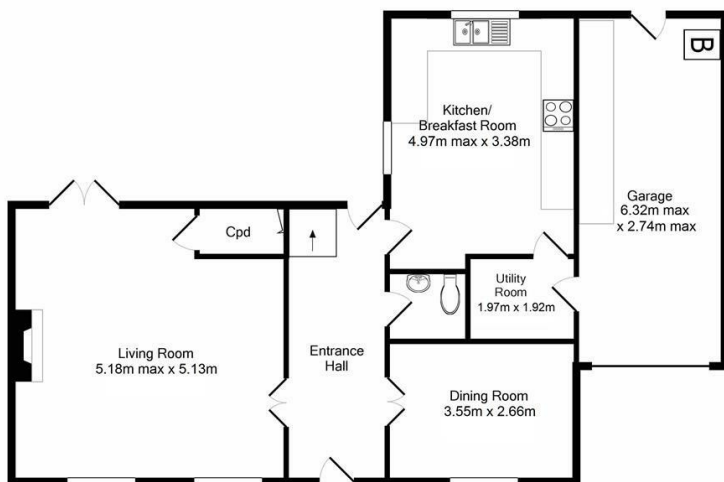
General Information

Tenure: Freehold

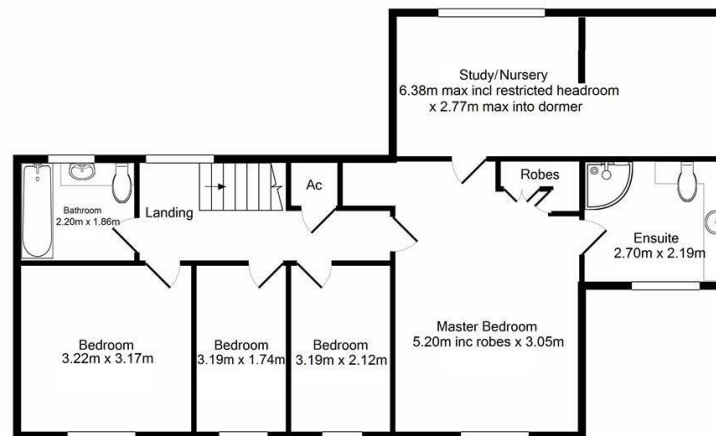
Services: Oil fired central heating, mains electric, water and drainage

Double glazing

Local Authority: Hambleton District Council (Tax Banding E)



GROUND FLOOR
APPROX. FLOOR
AREA 84.6 SQ.M.
(911 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 77.7 SQ.M.
(837 SQ.FT.)

BIRKBY LANE, EAST COWTON, DL7 0DX.
TOTAL APPROX. FLOOR AREA 162.4 SQ.M. (1748 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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