



The Cottage , Morton On Swale Northallerton DL7 9RF

** Village Location **

This simply stunning period cottage in Morton on Swale, just a short distance from Northallerton, is sure to attract a wide range of interest. Stunningly modernised and extended the property takes the best of modern and period features to create a fantastic family home. Internal accommodation consists of an entrance hallway, cosy lounge, separate dining room, kitchen breakfast room, with additional utility room and a cleverly designed conservatory to the ground floor. The first floor holds three well sized bedrooms, the largest with lovingly crafted fitted wardrobes and an en-suite shower room, and finally a well equipped house bathroom. Externally the property offers a generous rear lawned garden with space for hot tub area, raised decking, water feature/fishpond, stone laid patio with bbq/outdoor pizza oven area, timber built period-style greenhouse and a hard standing gravelled parking area with timber shed, double car port, storage and home gym/office area behind a gated entrance. This wonderful family home offers gas central heating and double glazing throughout and a wonderful level of finish.

EPC Rating C -Council Tax Band B.

£375,000

LOCATION

The Cottage is situated in the village of Morton on Swale, located 4 miles West of Northallerton. Morton on Swale offers a primary school, a public house and a regular bus service to Bedale and Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

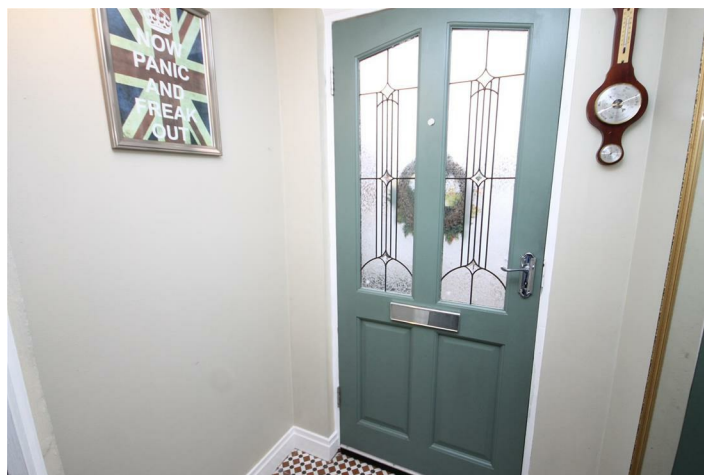
Proceed out of Northallerton on the A684. Continue through the village of Ainderby Steeple and into Morton on Swale where The Cottage is located on the left hand side by the lay-by identified by our for sale board.

THE ACCOMMODATION CONSISTS OF

ENTRANCE PORCH

3'4" x 4'3" (1.03 x 1.32)

With front facing double glazed door and tiled floor.



LIVING ROOM

12'6" x 14'4" (3.82 x 4.37)

With front facing UPVC double glazed bay window, solid fuel fire inset into fireplace, timber ceiling beams, storage cupboard with boiler and radiator.



DINING ROOM

12'2" x 11'8" (3.71 x 3.56)

With front facing UPVC double glazed window, timber ceiling beams, feature fireplace with timber mantle over and radiator.



KITCHEN BREAKFAST ROOM

14'9" x 21'3" (4.52m x 6.50m)

With side facing double glazed window & door, range of base, wall drawer kitchen units with timber and tiled worktops over, Belfast sink, rear facing window and opening into conservatory, stairs to first floor, fitted dishwasher, space for range oven, space for double fridge, breakfast bar, tiled floor, timber ceiling beams and vertical radiator.



UTILITY ROOM

With rear facing double glazed window, timber worktop, tiled floor, porcelain sink, plumbed for washing machine and storage.

CONSERVATORY

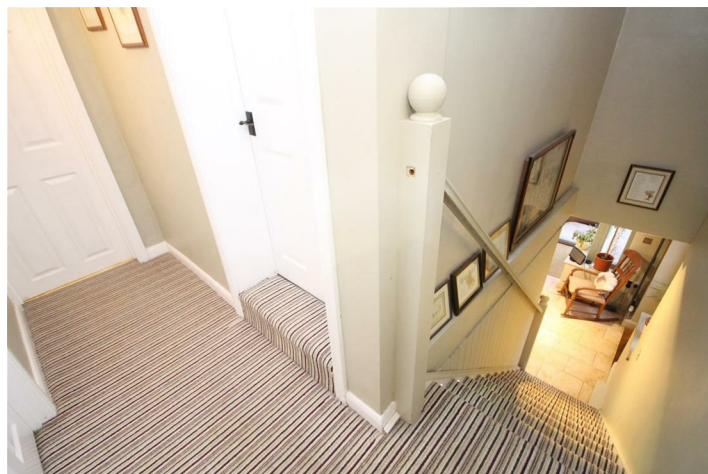
11'5" x 13'4" (3.49 x 4.07)

With UPVC double glazed construction, clear glass roof, stove look electric heater and TV point.



FIRST FLOOR LANDING

With loft access hatch.



BEDROOM ONE

14'11" x 12'11" (4.55 x 3.95)

With rear facing UPVC double glazed window, fitted wardrobes, TV point and radiator,



EN SUITE SHOWER ROOM

6'0" x 8'2" (1.85 x 2.51)

With rear facing UPVC double glazed window, walk-in shower unit, low level WC, vanity wash hand basin, tiled floor, part tiled walls and heated towel rail.



BEDROOM TWO

12'5" x 11'0" (3.80 x 3.37)

With front facing UPVC double glazed window, fitted wardrobes and radiator.



BEDROOM THREE

12'6" x 7'11" (3.82 x 2.43)

With front facing UPVC double glazed window and radiator.



BATHROOM

12'6" x 7'1" (3.82 x 2.17)

With front facing UPVC double glazed window, tiled bath, shower cubicle, low level WC, pedestal was hand basin, part tiled walls, tiled floor and heated towel rail.



EXTERNALLY

With paved pathways to front and side, brick built bbq and pizza oven area, feature pond, lawned garden, hard standing hot tub area, timber decking and timber build greenhouse.



PARKING AND GARAGE

With hard standing gravelled parking area, double carport, storage room and timber shed.



GYM / HOME OFFICE

7'10" x 8'4" (2.40 x 2.56)

With power, light, insulation and TV point

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

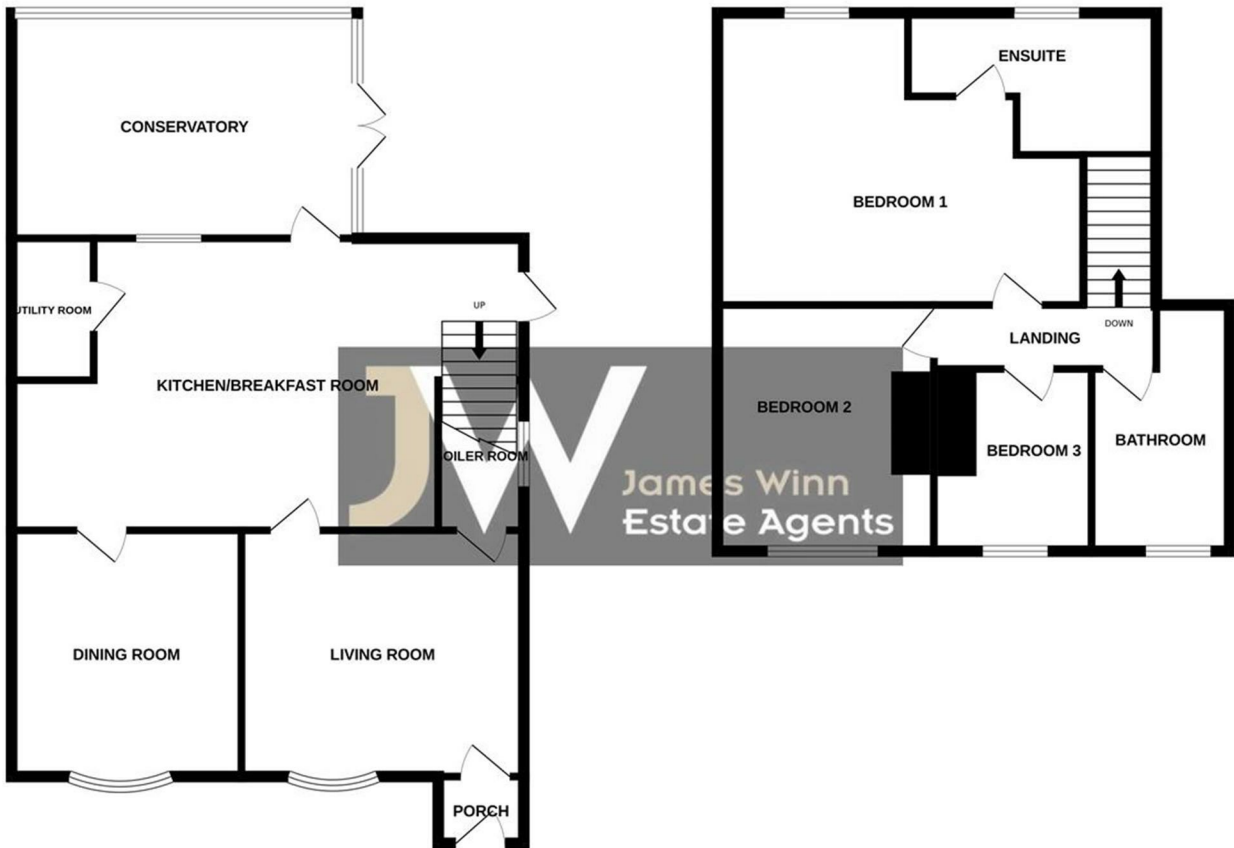
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



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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