



Wintylow Brough Park, Richmond, Yorkshire, DL10 7PL



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A SUPERB 3 bed FARMHOUSE positioned within a working farm and located in a rural location to the outskirts of Catterick Garrison. The property offers generous sized living accommodation both internally and externally making this a fantastic family home.

**£1,150**



### **ENTRANCE HALL**

UPVC door leading into a spacious entrance reception, single radiator, tiled flooring, Open Reach socket. Stairs to first floor with under stairs storage. Doors to lounge and dining room.

### **LOUNGE 5.444 x 4.599 (17'10" x 15'1")**

UPVC windows to front, double radiator, feature stone fireplace with stone hearth and plinth incorporating an open fire. TV point and arched recess area.

### **DINING ROOM 4.646 x 5.237 to alcove (15'2" x 17'2" to alcove)**

UPVC window to front, single radiator, tiled flooring, brick fireplace surround with side plinths and stone hearth incorporating an open fireplace. TV point, ceiling coving and door to kitchen.

### **KITCHEN 5.250 x 2.979 (17'2" x 9'9")**

Single drainer fitted with base, drawer and wall units with work top surfaces, dishwasher point, electric cooker point with extractor above, tiling to part walls, UPVC window to front and side. Door to walk in pantry having power and light. Door to utility room.

### **UTILITY ROOM 2.861 x 1.796 (9'4" x 5'10")**

Plumbing for washing machine, double radiator, door to cloaks/w.c and door to rear courtyard (for access only to the boiler room).

### **CLOAKS/W.C**

Low level w.c, hand basin, UPVC window to front and tiling to splash areas.

### **HALF LANDING**

Large picture window to rear.

### **FIRST FLOOR LANDING**

Spacious landing having large picture window to front enjoying views of the countryside and garden. Double radiator, loft hatch and doors to bedrooms and bathroom/w.c.

### **BEDROOM 1 5.566 x 4.629 (18'3" x 15'2")**

UPVC window to front enjoying views of countryside and gardens. Single radiator.

### **BEDROOM 2 3.648 x 3.632 (11'11" x 11'10")**

UPVC window to front enjoying views of countryside and gardens. Single radiator and walk in double wardrobes with above storage.

### **BEDROOM 3 3.596 x 3.085 (11'9" x 10'1")**

UPVC window to side, single radiator and ceiling coving.

### **BATHROOM/W.C**

White suite comprising; panelled bath, electric shower, pedestal hand basin, low level w.c, radiator, large linen storage cupboard housing cylinder tank with shelving.

### **EXTERNALLY**

A large enclosed garden to the front of the property laid to lawn with a pebbled driveway and parking for several cars.

### **BOILER ROOM**

Accessed via the utility room and rear courtyard.

### **NOTES**

The heating system is run on pellets, there is an additional monthly charge of £250 to cover for pellets.

Water and sewage costs are included within the rent.

Council tax Band E





