



2 Fortmayne Cottages Newton Le Willows, DL8 1SL  
Offers over £650,000



## 2 Fortmayne Cottages Newton Le Willows, DL8 1SL

GREAT HOUSE (Land, Stables & Outbuildings), EDGE OF VILLAGE LOCATION & FABULOUS VIEWS – Very Highly Recommended: Discreetly situated & very accessible - suitable for Equestrians or Families alike. Overall Plot Approx 3 ACRES. 3 RECEPTION ROOMS, 7.79m/25'6" KITCHEN/DINING ROOM, OFFICE, Large HALL & Essential BOOT ROOM/UTILITY & WC; 4 Double BEDROOMS (5.39m x 4.44m/17'8" x 14'6" Master BEDROOM), Large BATH/SHOWER ROOM, Separate SHOWER ROOM & WC. Fenced PADDOCKS (About 2.87 ACRES), 4- STABLE BLOCK & TACK ROOM (Or WORKSHOP etc) , 7.32m x 3.66m/24'0" x 12'0" Steel-framed FIELD SHELTER, Double GARAGE & 6-Car Parking. GARDENS with views & VEGETABLE GARDEN. UPVC double-glazing & Oil Central Heating

Local market towns include Bedale (about 4 miles) & Leyburn & Richmond are 7 miles & under 9 respectively; the A684 gives excellent access to the A1(M) about 5 miles (Scotch Corner 12 miles) & Northallerton mainline station (London Kings Cross 2 hours 20 minutes) is about 11 miles.

### HALL 2.89m x 2.61m (9'5" x 8'6")

Exposed stone features & Open to Inner Hall.

### OFFICE 2.90m x 2.85m (views) (9'6" x 9'4" (views))

Window to front with fine views.

### INNER HALL 4.29m x 1.63m (14'0" x 5'4")

Staircase to first floor, gun cabinet/safe & shelved nook.

### LOUNGE (GREAT VIEWS) 5.40m x (4.95m into bay) 4.44m (17'8" x (16'2" into bay) 14'6")

A lovely deep, open room with brick fireplace with multi-fuel stove & side shelving. Dual aspect UPVC double-glazed window & wide bay window with wonderful views.

### SNUG 4.98m x 3.15m (16'4" x 10'4")

Fireplace with multi-fuel stove. Nook, UPVC double-glazed window to front & twin UPVC double-glazed doors to:

### SUN ROOM 4.29m x 4.22m (14'0" x 13'10")

UPVC double-glazed patio doors with side screens to outside & door to:

### KITCHEN/DINING ROOM 7.79m x (4.27m max) 3.07m min overall (25'6" x (14'0" max) 10'0" min overall)

Comprising:

### KITCHEN 4.85m max x 3.07m (15'10" max x 10'0")

A light room fitted with a good range of Oak wall & floor units with worktops & twin bowl sink. Integrated dishwasher & space for range cooker. Dual aspect with UPVC double-glazed windows to side & rear. Open to:

### DINING AREA 4.27m max x 2.94m (14'0" max x 9'7")

Including Pantry Store with light point (1.90m/6'2" deep).

### BOOT ROOM/UTILITY/WC 4.44m x 2.85m overall (14'6" x 9'4" overall )

Floor unit with worktop & sink with plumbing for washing machine under. UPVC double-glazed window & door to rear & doors to: WASHROOM/WC & BOILER STORE.

### FIRST FLOOR LANDING

Built-in double STORE CUPBOARD with hot water cylinder. UPVC double-glazed window to rear.

### BEDROOM 1 (GREAT VIEWS) 5.39m x 4.44m (17'8" x 14'6")

A fabulous room with built-in wardrobes. Dual aspect UPVC double-glazed windows with wonderful views. (EN SUITE possibilities).

### BEDROOM 2 (GREAT VIEWS) 3.63m x 3.21m (11'10" x 10'6")

Plus built-in wardrobe. UPVC double glazed window to front with fabulous views.

### BEDROOM 3 (GREAT VIEWS) 3.66m x 3.06m (12'0" x 10'0")

Dual aspect UPVC double-glazed windows with wonderful views.

### BEDROOM 4 (GREAT VIEWS) 3.16m x 3.05m (10'4" x 10'0")

Plus built-in wardrobe. UPVC double glazed window to front with fabulous views.

### Large BATH/SHOWER ROOM 2.86m x 2.76m (9'4" x 9'0")

Panelled bath, separate shower cubicle, washbasin & WC; towel radiator & UPVC double glazed window to rear.

### SHOWER ROOM 2.20m x 1.58m (7'2" x 5'2")

Shower cubicle, washbasin & UPVC double glazed window to rear.

### Separate WC 1.94m x 0.97m (6'4" x 3'2")

Inset washbasin & WC. UPVC double glazed window to side.

### OUTSIDE

Fenced front garden area & twin 5-bar gates to 6-vehicle gravel courtyard &:

### DOUBLE GARAGE 5.34m x 2.85m & 5.42m x 2.87m (17'6" x 9'4" & 17'9" x 9'4")

5-bar gate to:

### STABLE BLOCK & TACK ROOM

4 Stables (By Highfield Equestrian, Pickhill) (1) 4.93m x 3.51m/16'2" x 11'6" (2) 3.51m x 2.95m/11'6" x 9'8" (3) 3.51m x 2.95m/11'6" x 9'8" & 3.51m x 2.91m/11'6" x 9'6", Tack Room: 3.41m x 1.73m/11'2" x 5'8". Solar lighting & water connected.

### Enclosed GARDENS

Bounded with stone walls with lawns, flower/shrub beds & borders, fruit trees (Apple, Plum & Cherry), cold water tap, outside lighting & SHED (Electricity connected). Sitting areas with breathtaking views – AMAZING.

### Fenced PADDOCKS

About 2.87 acres of grassed paddocks with VEGETABLE AREA with raised beds & FIELD SHELTER (7.32m x 3.66m/24'0" x 12'0"), steel-framed with partition, gates & solar panel for lights.

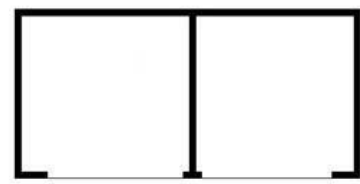
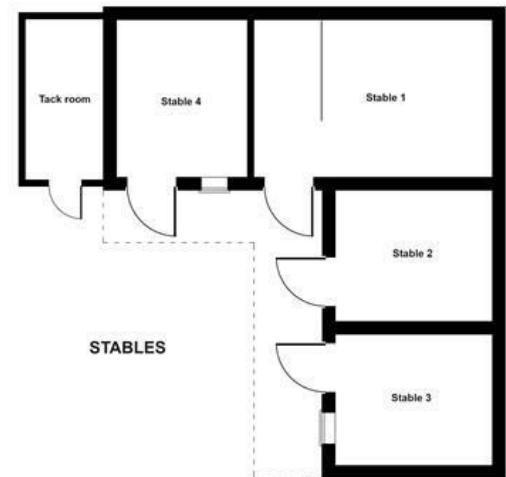
### NOTES

- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: 69-C
- (4) Oil Central Heating (New Boiler April 2023)
- (5) Mains Water, Electricity & Drainage.
- (6) Full Fibre Broadband

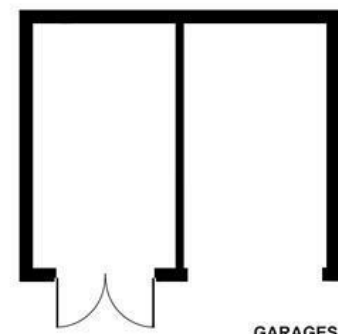


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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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FIELD SHELTER



GARAGES

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

