



Rokeby Cottage Ovington, Richmond, DL11 7BP  
£449,950





# Rokeby Cottage Ovington, Richmond, DL11 7BP

FABULOUS Large & Hugely Characterful Property (185sqm/1,991sqft) for Sale with NO ONWARD CHAIN. 2 Staircases serving 3 good RECEPTION ROOMS (one previously a bedroom) ... Superb 7.02m x 4.58m/23'0" x 15'0" truss-vaulted SITTING ROOM, Aga KITCHEN/BREAKFAST ROOM (Nov 2022), UTILITY & WC; 2 Double BEDROOMS, OFFICE/BEDROOM 3, MEZZANINE GALLERY, 2 BATH/SHOWER ROOMS & WASHROOM. GARAGE & LOFT AREA, South facing GARDENS & 5-Car PARKING.

Accessible location & very desirable picturesque village (pub, local walks etc): Known as 'the Maypole Village', Ovington is well placed for the unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park. There is excellent access to the A66 (about 3 miles) & A1(M) at Scotch Corner about 10 miles. Historic Richmond about 12 miles, Barnard Castle 8 & Darlington 13 miles (LONDON Kings Cross about 2 hours 20 minutes).

## PORCH

## HALL

Staircase (No.1) to first floor.

## LOUNGE 4.81m min x 4.74m (15'9" min x 15'6")

Lovely deep fireplace with stone surround & multi-fuel stove. Ceiling beam & Oak flooring. UPVC double glazed window to front & rear overlooking the gardens.

## DINING ROOM 4.80m x (3.88m max) 3.21m (15'8" x (12'8" max) 10'6")

Stone surround fireplace with & raised multi-fuel stove. Door to 3.28m max x 0.90m/10'9" x 2'11" deep Store Cupboard. UPVC double glazed windows to front & side.

## REAR HALL

Worcester oil boiler & UPVC double glazed window to side.

## UTILITY & WC 2.35m x 1.70m (7'8" x 5'6")

Worktop with inset sink & plumbing for washing machine & space for dryer under. WC. UPVC double glazed window to side.

## KITCHEN/BREAKFAST ROOM 5.40m max x 4.12m (17'8" max x 13'6")

A bespoke fitted kitchen with wall & floor units (including rotary unit) with Granite worktops & twin Belfast sinks, Deep recess with electric Aga, 6-ring Rangemaster range cooker (LPG), integrated fridge, freezer & dishwasher. UPVC double glazed windows to sides & double doors to:

## SITTING ROOM 7.02m x 4.58m (23'0" x 15'0")

A superb heavy beamed & truss-vaulted main living area with an impressive stone surround fireplace with & raised multi-fuel stove. Oak flooring & UPVC double glazed windows to sides. Staircase (No.2) to Mezzanine – See below.

## Adjoining GARAGE & GARAGE LOFT

(See below)

## FIRST FLOOR LANDING

UPVC double glazed window to rear.

## Double BEDROOM 1. 4.98m min x 4.59m max overall (16'4" min x 15'0" max overall)

Exposed stone features, Pine flooring & double wardrobe recess. UPVC double glazed window to front & opening to:

## En Suite BATHROOM

Exposed stone features & Pine flooring, free-standing claw foot bath with shower attachment, inset washbasin & screened WC. UPVC double glazed window to rear.

## Double BEDROOM 2. 3.36m av x 2.95m (11'0" av x 9'8")

PLUS sizeable wardrobe-store. UPVC double glazed window to front.

## SHOWER ROOM 2.55m max (1.43m) x 1.83m (8'4" max (4'8") x 6'0")

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

## WASHROOM 3.11m max x 2.38m (10'2" max x 7'9")

Exposed stone features & Oak flooring, washbasin & WC. Storage void & double glazed Velux window. (NB: 2.03m/6'7" max height)

## OFFICE/BED 3. 5.15m x 3.62m max (16'10" x 11'10" max)

Split-level area with 2 double glazed Velux windows. (NB: 1.91m/6'3" max height)

## MEZZANINE 2.45m x 2.04m (8'0" x 6'8")

Overlooking the Sitting Room.

## OUTSIDE FRONT

Low stone boundary wall with gate to crazy flagged garden area with shrubs & Sycamore tree.

## Enclosed SOUTH FACING REAR GARDEN

Approached over a gravel courtyard with 6-bar gate to an inner gravelled 5-Car parking area. Soft fruit & herb bed & further fruit bed with Rhubarb, Apple & plum trees), lawn & extensive flagged patio – a great sunny alfresco space!

## GARAGE 4.99m max (4.63m) x 3.87m (16'4" max (15'2") x 12'8")

Floor units, strip-lighting & power. UPVC double glazed window to side & steps to:

## GARAGE LOFT 4.48m x 3.82m (14'8" x 12'6")

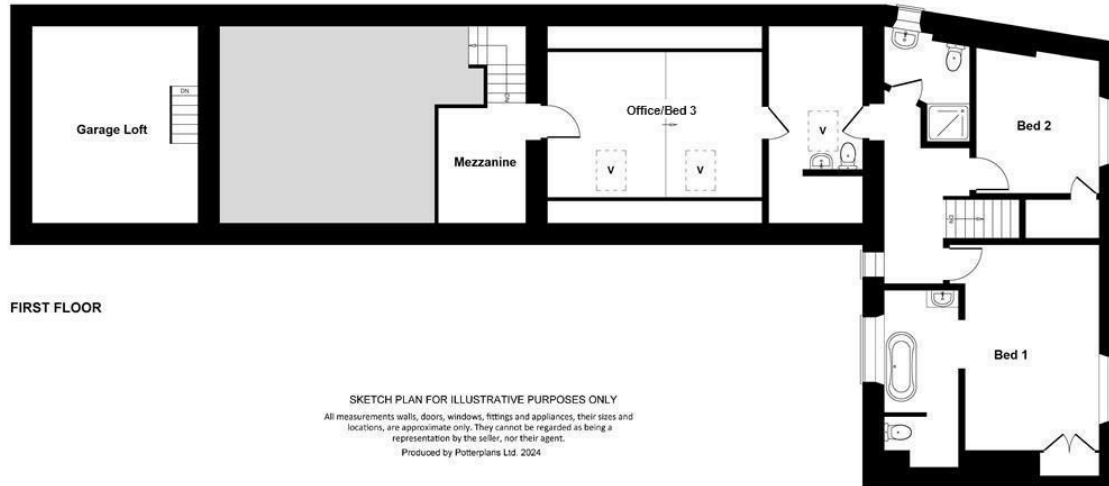
Boarded with light point.

## NOTES

- (1) Freehold
- (2) There is right of access (Vehicular & Pedestrian) over the outer gravelled courtyard leading to Rokeby Cottage. There is a right of Way to the side of Rokeby Cottage garden (& through a metal archway) to neighbouring Porch Cottage.
- (3) Council Tax Band: E
- (4) EPC: TBC
- (5) Services: Mains electricity, mains (metered) water & mains drainage.
- (6) UPVC Double Glazing & Oil Central Heating (Worcester boiler).



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FIRST FLOOR

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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### 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>		
(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		

54

75

**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		

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