



1 Clints, Marske, North Yorkshire, DL11 7LX
Asking price £299,950



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STUNNING LOCATION & AMAZING VIEWS with Large Garden, Cellar & Outbuilding - Much Work to be done but the makings of a Fabulous Rural Home. 2 BEDROOM COTTAGE of immense character. 6.07m x 4.57m/19'10" x 15'0" stone-flagged Main Living Area with Kitchenette; 2 Bedrooms, landing 'Reading Area' & Bath/Shower Room. Cellar, Outbuilding & Garden – Hugely Desirable.

Situated on the edge of the Yorkshire Dales National Park, the surrounding scenery is mesmeric & accessible: Historic RICHMOND market town about 5 miles, BARNARD CASTLE 16 & DARLINGTON about 18 miles - 2 hours 20 minutes to LONDON Kings Cross. A66 Pennine route about 8 miles, A1(M) & Scotch Corner 10 miles.

VESTIBULE

Steps up to:

Small HALL LANDING AREA

Main LIVING AREA 6.07m x 4.58m (19'10" x 15'0")

Comprising:

KITCHENETTE (VIEWS)

Fitted wall & floor units with work top & sink. Original drying hooks.

SITTING ROOM (VIEWS)

Stone-flagged floor, open stone fireplace with grate, inset cupboard & nook. Door to Inner Hall & door & steps to:

VESTIBULE

Built-in cupboard.

BATH/SHOWER ROOM 2.50m max (1.65m) x 2.11m

(8'2" max (5'4") x 6'11")

Panelled bath with shower over, washbasin & WC.

INNER HALL

Nook cupboard & 1.20m/3'11" wide staircase to:

FIRST FLOOR

LANDING READING AREA (VIEWS) 1.45m max x 1.14m

(4'9" max x 3'8")

INNER LANDING

BEDROOM 1 (VIEWS) 4.63m min x 3.77m max (15'2"

min x 12'4" max)

Feature fireplace.

EN SUITE 1.85m max x (1.48m max) 1.10m (6'0" max x (4'10" max) 3'7")

Recessed washbasin, WC & nook cupboard - measurements included in the above.

BEDROOM 2 (VIEWS) 3.52m x 2.39m (11'6" x 7'10")

OUTSIDE

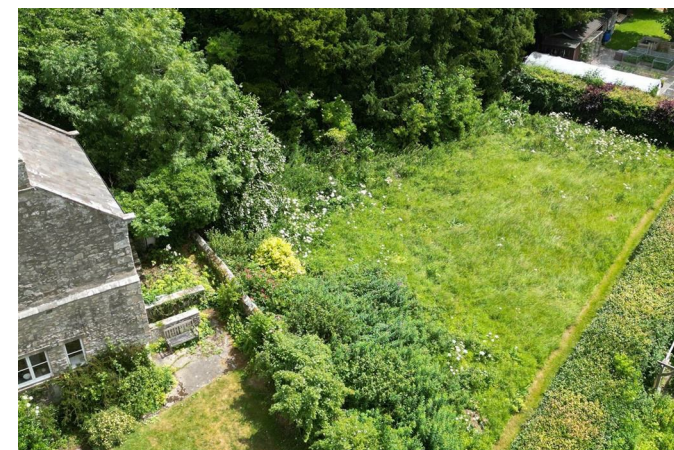
CELLAR 4.58m max (3.75m) x 2.54m (15'0" max (12'3") x 8'3")

GARDENS (VIEWS)

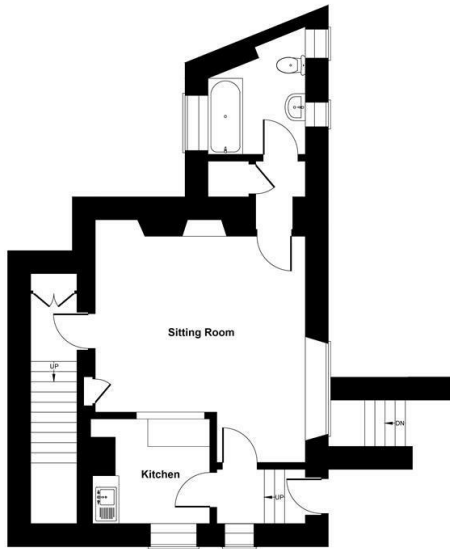
Pleasant patio area & 2.32m x 2.12m/7'7" x 6'11" OUTBUILDING. Large sunny garden with Rhubarb & shrubs. NB: There is pathway access along the south edge of the garden to the adjoining neighbouring garden. Stunning views all-round.

NOTES

- (1) COUNCIL TAX BAND: C
- (2) EPC: TBC
- (3) Septic Tank Drainage, Mains Electricity & Water
- (4) There is a right of way to the adjoining garden-land owned by 2 neighbours, via the side gate of the front garden.
- (5) The lane from the cattle grid (including the cattle grid) to the coach-house is the responsibility of those around the shared green - Clints 1, 2, 3 & deconsecrated Methodist chapel.



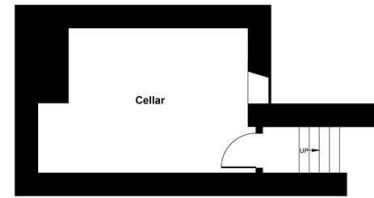
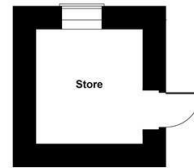
ASKING PRICE £299,950



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.



FIRST FLOOR



OUTSIDE

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

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