



Dove Cottage Barningham, Richmond, North Yorkshire, DL11 7DU
Offers over £260,000



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Dove Cottage is a unique OPPORTUNITY: a Detached Single-Storey 2 BEDROOM COTTAGE, 5.56m x 4.82m/18'2" x 15'9" GARAGE/WORKSHOP & sizeable GARDEN with Great VIEWS - about 0.17 Acres in all. WORK to be done but HIGHLY RECOMMENDED: 2 Bedrooms, Sitting Room, Kitchen, Bathroom & a Dovecote Loft Area. A further field (About 0.66 acres) may be available by separate negotiation.

Barningham is a picturesque conservation village with large village greens situated on the edge of Barningham Moor. There is excellent access to the A66 & the A1(M) at Scotch Corner (10 miles) with London Kings Cross (2 hours 20 minutes) via Darlington. In the village are The Milbank Arms & Coghlan's Classical Tearoom/Restaurant & Shop, a landowner's Stately Hall, an active Village Hall & a Church. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

HALL

Built-in cupboard with hot-water cylinder.

SITTING ROOM 3.76m x 3.37m (12'4" x 11'0")

Open fireplace, vaulted ceiling, window to rear & door with side screen to rear.

KITCHEN 3.76m x 2.41m (12'4" x 7'10")

Wall & floor units & worktops with sink. Electric heating system. Dual aspect windows & staircase to first floor.

BEDROOM 1. 4.02m x 3.56m (13'2" x 11'8")

Vaulted ceiling & window to rear.

BEDROOM 2. 2.51m x 2.44m (8'2" x 8'0")

Nook & Velux window.

BATHROOM 1.70m x 1.39m min (5'6" x 4'6" min)

Panelled bath with shower over, washbasin & WC. Velux window.

FIRST FLOOR STORE etc 3.82m max x 2.70m (12'6" max x 8'10")

The Dovecote with window to rear & dovecote window.

OUTSIDE

Lawned garden with stone flagged patio & shrub planting, timber shed & parking. 5-bar gate to an enclosed area with a substantial GARAGE/WORKSHOP (See below) & further Parking. Beyond is a further field (About 0.66 acres) which may be available by separate negotiation.

GARAGE/WORKSHOP 5.56m x 4.82m/18'2" x 15'9" (18'2" x 15'9"/59'0" x 49'2" x 29'6")

Light & power,

NOTES

NOTES

- (1) Freehold
- (2) Council Tax Band: B
- (3) EPC: 37-F
- (4) Electric Heating
- (5) Mains Electricity, Water & Drainage.

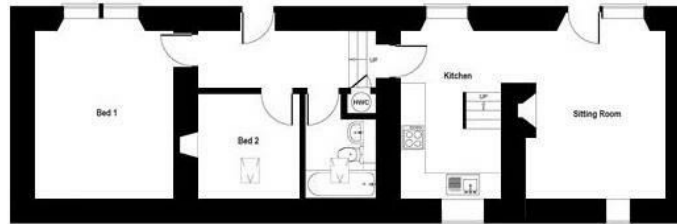


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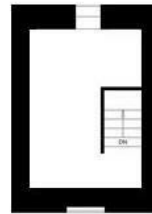
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2024



COTTAGE GROUND FLOOR



COTTAGE FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	37	
(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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