



Bell Garth Hagg Lane, Whashton, Richmond, DL11 7JW





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Nestled in the charming village of Whashton near Richmond, North Yorkshire, this exquisite 4-bedroom semi-detached cottage on Hagg Lane is a true gem waiting to be discovered.

Sleeped in history and character, this stone-built period cottage boasts original features that have been lovingly retained, adding a touch of old-world charm to the property. The conversion to a high standard is evident throughout, making it a must-see for those seeking a blend of tradition and modern comfort.

One of the standout features of this delightful cottage is the Air Source heating system, ensuring warmth and efficiency, the property benefits from super fast fibre broadband and the double glazing enhances energy efficiency and keeps the interior tranquil.

Outside, the cottage gardens envelop the property, offering a serene retreat in the front, side, and rear. Imagine enjoying a cup of tea amidst the blossoming flowers or hosting a summer barbecue in this idyllic setting. There are many countryside walks accessible from your doorstep.

With 4 bedrooms, there is ample space for a growing family or visiting guests, and the bathroom provides convenience and functionality and with the added benefit of a downstairs cloakroom.

If you are looking for a home that exudes character, warmth, and tranquility, this charming cottage in Whashton is the perfect choice. Don't miss the opportunity to make this enchanting property your own. A MUST SEE!

## Offers over £500,000



### **DINING ROOM 7.20 x 3.60 (23'7" x 11'9" )**

A composite double glazed stable door leads into this large airy space, with limestone flooring with under floor heating, original cast iron range, alcove cupboard, exposed ceiling beam, two wall lights, double glazed sliding sash window to the front. a staircase leads to the first floor. An open plan room to the kitchen with a walk through to the lounge.

### **LOUNGE 5.24 x 4.05 (17'2" x 13'3")**

At the front with limestone flooring with underfloor heating, brick fireplace with beam mantel and inset multi fuel stove, exposed ceiling beam, tv aerial point, sliding sash double glazed window and composite double glazed stable door.

### **KITCHEN 7.63 x 2.90 (25'0" x 9'6")**

At the rear with a range of wall, base and drawer units, four basket drawers, glass display cabinets and wall shelving unit, hardwood worktops, Belfast sink with mixer tap and tiled splash back, extractor hood, integrated dish washer, breakfast bar, limestone flooring with under floor heating, exposed natural stone feature wall with alcove wooden shelving, built in double cupboard, spot lights, two double glazed electric Velux windows, bifold double glazed doors lead out to an enclosed flagged patio area.

### **UTILITY ROOM 4.21 x 1.58 (13'9" x 5'2")**

With custom made wooden base cabinets with drawers beneath, wooden worktops, wooden wall shelving, plumbing for two washing machines and space for a tumble dryer. Ceramic double sink unit, spot lights, tiled limestone flooring and half wooden panelled walls.

### **DOWNSTAIRS W.C**

Having a w.c., wash hand basin and tiled limestone flooring.

### **FIRST FLOOR**

A through landing with airing cupboard housing the hot water cylinder with shelving.

### **BEDROOM 1 3.99 x 3.51 (13'1" x 11'6")**

A double room at the front with open views, cast iron fireplace, central heating radiator and sliding sash double glazed window. A large loft hatch gives access to the roof void which is boarded and has a light, power and a central heating radiator.

### **BEDROOM 2 4.07 x 3.54 (13'4" x 11'7")**

A double room at the front with open views, sliding sash double glazed window, cast iron fireplace and central heating radiator.

### **BEDROOM 3 3.08 x 2.78 (10'1" x 9'1")**

At the rear with a sliding sash double glazed window and central heating radiator.

### **FAMILY BATHROOM 2.61 x 2.12 (8'6" x 6'11")**

With a free standing claw foot bath with shower tap and shower over w.c, wash hand basin, heated towel rail. tiled walls and flooring, extractor fan and double glazed window.

### **INNER HALLWAY**

With a staircase leading to the attic floor with desk space beneath, double glazed window and central heating radiator.

### **BEDROOM 4 4.51 x 3.98 (14'9" x 13'0")**

A double room in the attic space with Velux double glazed window, central heating radiator and spot lights.

### **EXTERNALLY**

The front of the property is lawned with stocked borders, flagged pathway, two external welcome lights and a wooden bin / log store.

To the rear there is an enclosed stone flagged patio

area off the kitchen, a perfect space for al fresco dining with two wall lights, double external electric socket and mature shrubs. Steps lead up to a lawned area with garden shed and mature trees and shrubs. A gate leads into the main garden which backs onto farmland. Having a lawn, flagged patio area with a pergola over, Barbecue Hut, three external lights and double external electric socket.

### **NOTES**

\* FREEHOLD

\* COUNCIL TAX BAND F

\* AIR-SOURCE HEATING



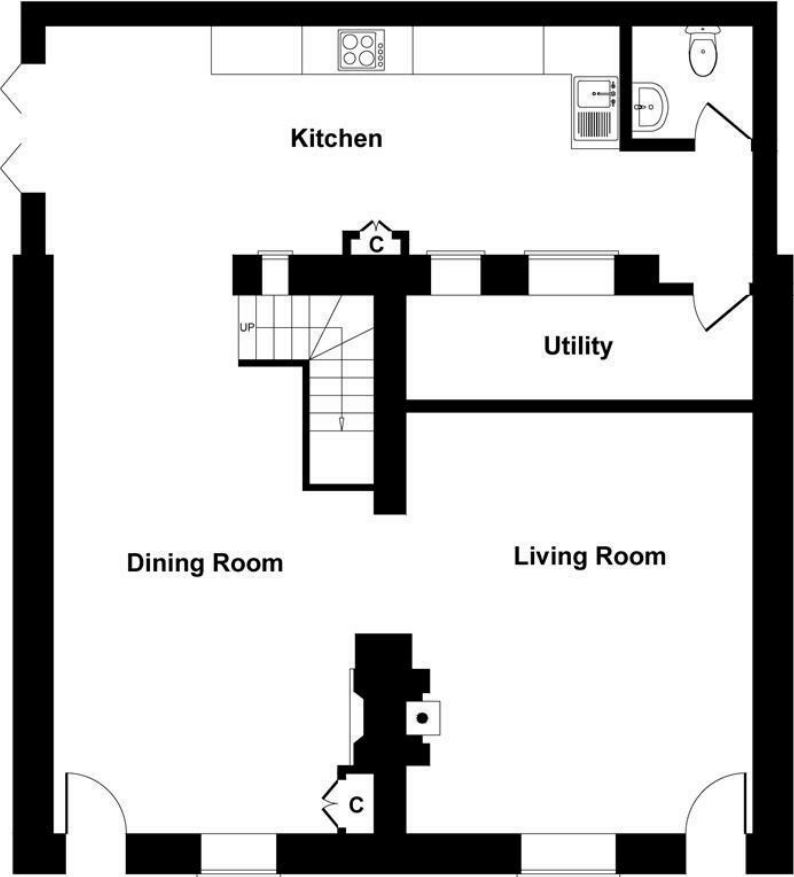




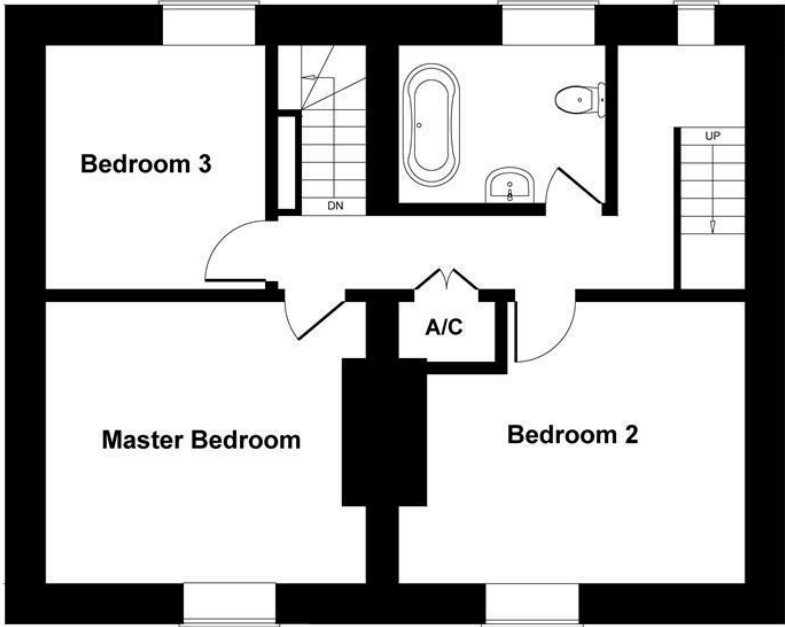




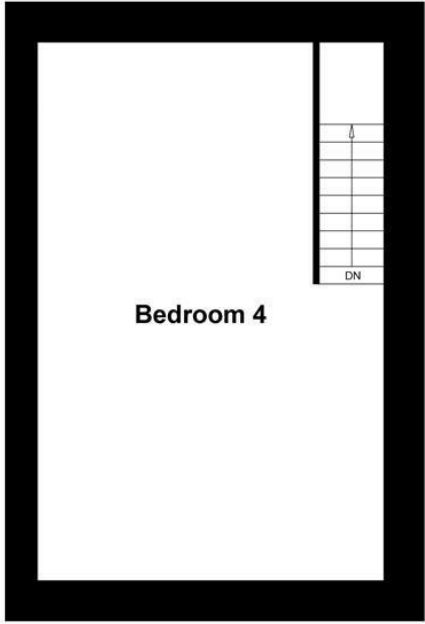
# Bell Garth, Whashton



GROUND FLOOR



FIRST FLOOR



SECOND 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                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          | <b>81</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 |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
|   | 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 |                         |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |