



West End Cottage Carlton, Leyburn, North Yorkshire, DL8 4BD
£1,250

Open PORCH

VESTIBULE

DINING ROOM (VIEWS) 4.89m max (4.59m) x 4.53m (16'0" max (15'0") x 14'10")

Impressive stone fireplace with open fire, ceiling beam, lovely heritage door to Inner Hall & 2 mullion seat-windows to front with those views.

SITTING ROOM (VIEWS) 4.89m max (4.59m) x 4.63m (16'0" max (15'0") x 15'2")

Fireplace with multi-fuel stove, beamed ceiling, door-nook, Side Porch & 'redundant' staircase. 2 mullion seat-windows to front with those views.

KITCHEN (VIEWS) 4.63m x 2.46m (15'2" x 8'0")

Wall & floor units with worktops & double drainer sink. Electric cooker point with extractor over & plumbing for dishwasher & washing machine. Window to front with views.

PANTRY 2.37m x 1.56m (7'9" x 5'1")

A large storage space with shelving & rear window.

BATH/SHOWER ROOM 3.18m x 2.36m (10'5" x 7'8")

Panelled bath with shower over, wash basin & WC. Fitted & shelved Airing Cupboard with hot-water cylinder. Down-lighting, heated towel rail & UPVC double glazed window to front.

INNER HALL 3.53m x 1.75m (11'6" x 5'8")

2 nooks & staircase to first floor with cupboard under. Window to rear.

OFFICE/BEDROOM 4 etc 2.87m x 1.89m (9'4" x 6'2")

Plus door-nook & with beam ceiling with exposed timbers. Windows to side.

SHOWER ROOM/WC 1.84m x 1.55m (6'0" x 5'1")

Shower cubicle, wash basin & WC. Heated towel rail & window to rear.

FIRST FLOOR LANDING

UPVC double glazed Velux window.

Double BEDROOM 1 (VIEWS) 4.71m x 3.52m (15'5" x 11'6")

Loft hatch & window to front with beautiful views.

Double BEDROOM 2 (VIEWS) 4.52m x 3.66m (14'9" x 12'0")

Ceiling beams & window to front with beautiful views.

Double BEDROOM 3 (VIEWS) 4.58m x 2.48m (15'0" x 8'1")

Ceiling beam, loft access & window to front with beautiful views.

BEDROOM 4.

See above 'OFFICE/BEDROOM 4 etc'.

Adjoining OUTSIDE STORE 4.66m min x 1.33m narrowing to 0.89m (15'3" min x 4'4" narrowing to 2'11")

Light point & eaves storage.

OUTSIDE FRONT

Shared access from village road. Front PARKING AREA with raised stone flower/shrub beds. Side walkway with outside light point & gate to:

Enclosed REAR GARDENS

South-East facing & bounded by stone walls with 2 lawns, Wisteria, Rose & flower/shrub borders. Side gate. STUNNING VIEWS.

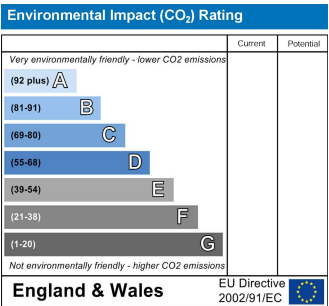
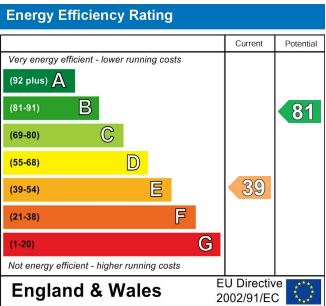
NOTES

(1) Freehold

(2) Council Tax Band: E

(3) EPC: 39-E

(4) Mains Water, Electricity & Drainage - Private 'Village' Water Supply.



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.