

# HILLTOP COURT

NORTH COWTON

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# Hilltop Cottage, North Cowton

Living in North Cowton offers a peaceful village experience with a few key amenities that provide convenience to residents. In the village you'll find a traditional pub, primary school, and there's also a garage, offering essential vehicle services. One of the most attractive aspects of living in North Cowton is its proximity to a variety of larger towns and amenities including Richmond, where there are plenty of local shops, schools and more, as well as Darlington, and Northallerton where you can find main line train stations for commuting.



# Welcome home...

Hilltop Cottage, is an original 1800's farmhouse that features a garage and a private driveway at the rear, along with ample street parking for visitors. The property boasts air source heating, as well as solar panels to keep the property running efficiently.

The front of the home is enclosed by a well-kept hedge, offering both privacy and a buffer from the road. Inside the front garden, you'll find a little pond and a vegetable patch—perfect for those who enjoy gardening or spending leisurely hours outdoors. A quaint space is also available for a small patio table and chairs, where you can relax and watch the world pass by on sunny days.

Inside your home and you're greeted by a small hallway where coats can be hung up before you step into your home. To the left and you're inside your kitchen/diner, a lovely space where family meals can be created and enjoyed. Underfloor heating keeps your feet warm as you make your way thorough to the kitchen to flick the kettle on. The kitchen's traditional-style cabinetry provides ample storage for all your essentials, and you'll find integrated appliances like a dishwasher for easy clean-up, as well as space for your washing machine and a large fridge/freezer. A standout feature is the inviting breakfast bar, perfect for enjoying a morning coffee or a casual meal.

The dining area is equally delightful, with space for a large table, ideal for family gatherings or entertaining guests. The black fireplace adds a touch of traditional elegance to the room, whilst the large window to the front floors the space with natural light.

Past the kitchen into the rear hallway and you'll find a handy ground floor WC for yourself and guests alike.





## Living space...

Stepping into your living room, you're greeted by a warm and inviting atmosphere that makes for the perfect retreat after a long day. The rooms blend mustard yellow and deep red walls creates a rich, earthy tone, the perfect backdrop for your large settee and armchairs.

At the back of the house you'll find a snug, a versatile space that offers endless possibilities. Whether you're looking for a quiet reading nook to escape into your favourite book or a home office that encourages productivity, this room fits the bill perfectly.



# Time for bed...

Heading upstairs, you're welcomed into the calming and spacious main bedroom, a perfect place to relax and unwind. Painted in soft blue to match the room's original fireplace tiles, keeping the character of the room. There's ample space for a king-sized bed, side tables and extra wardrobes in here, as well as the addition of built in shelving.

You'll find two additional double bedrooms on this floor. Bedroom 2 offers a lovely view of the village surroundings and features a charming fireplace, similar to the one in the main bedroom, though this one is adorned with pretty pink tiles. The high ceilings and large windows keep the room feeling bright and open, creating a spacious atmosphere.

The third bedroom is positioned at the back of the house and is equally spacious, with ample room for various uses, whether as a guest room, a children's room, or a home office.

The main family bathroom features a large bathtub with traditional taps and a handheld shower attachment, perfect for relaxing soaks after a long day. A pedestal sink and heated towel rail add practicality to the charm of the space. For a more refreshing start to the day, there's a separate corner shower unit with a glass enclosure, offering a modern touch to the otherwise traditional aesthetic.







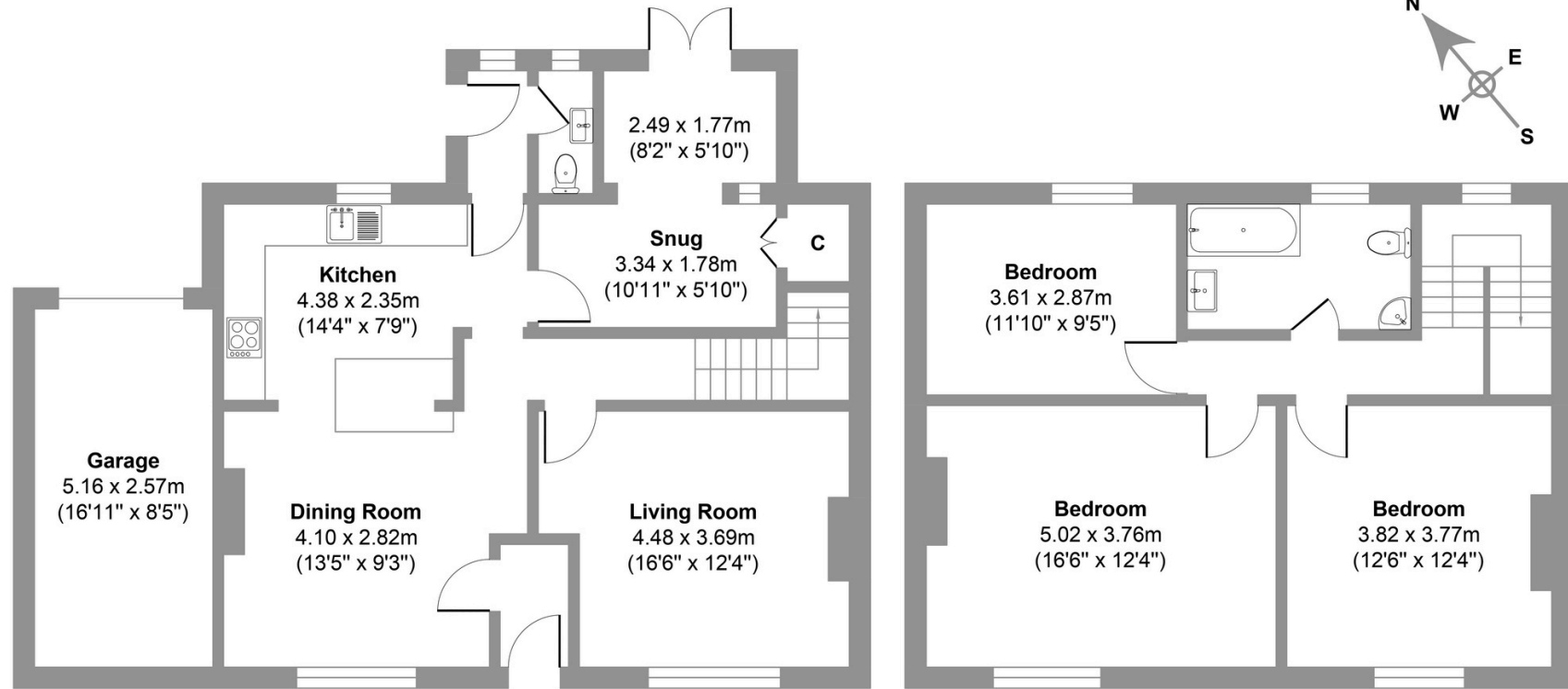
## Outside...

The back garden is a private oasis, perfect for both relaxing and entertaining. A gravel path leads from the snug's patio doors, connecting the house to the seating area and the rest of the garden. The garden is fully enclosed, providing a safe and secure space for children or pets to play. A gate leads from the garden onto the driveway, offering convenient access to the garage.



# Hilltop Cottage, North Cowton

Total area approx. 142.6 sq. meters (1534.8 sq. feet)



**Ground Floor**  
Approx. 82.6 sq. meters (889.0 sq. feet)

**First Floor**  
Approx. 60.0 sq. meters (645.8 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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