



EAST Paddock COTTAGE

HORSEHOUSE, COVERDALE, DL8 4TS

£365,000
FREEHOLD

A Well Presented Spacious Detached Cottage dating back to an 1860 Methodist Chapel enjoying lovely views over Coverdale from the edge of this beautiful hamlet setting. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, First Floor Sitting Room, 3 Double Bedrooms, Bathroom/WC, Shower Room/WC, Large Integral Garage with WC, Driveway, Front and Rear Patio Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER E39. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

EAST PADDOCK COTTAGE

- SPACIOUS DETACHED DALES PROPERTY, CONVERTED METHODIST CHAPEL DATING BACK TO 1860 • 3 DOUBLE BEDROOMS • LOVELY VIEWS OVER COVERDALE • LARGE GARAGE • WELL PRESENTED • PATIO GARDENS • OIL FIRED CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Spacious Detached Cottage dating back to an 1860 Methodist Chapel enjoying lovely views over Coverdale from the edge of this beautiful hamlet setting. Entrance Porch, Hall, Lounge, Kitchen/Dining Room, First Floor Sitting Room, 3 Double Bedrooms, Bathroom/WC, Shower Room/WC, Large Integral Garage with WC, Driveway, Front and Rear Patio Gardens, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band E. EER E39. NO ONWARD CHAIN.

ENTRANCE PORCH

Ceramic tiled floor. Upvc double glazed windows to either side. Oak front door with double glazed panel. Part glazed door to Hall.

HALL

Built in cloak cupboards, radiator, white matt ceiling beams, oak effect laminate floor, stairs to first floor. Door to Lounge. Doorway to Kitchen. Part glazed door to Porch. Upvc double glazed window to front.

LOUNGE

Maximum width. Stone surround open fireplace, white matt ceiling beams, oak effect laminate floor, radiators. Upvc double glazed patio doors to rear. Upvc double glazed window to front. Door to Hall.

KITCHEN/DINING ROOM

Maximum width. Tiled surrounds, ceramic one and a half bowl sink unit with mixer tap, laminate work surfaces, oak cupboards and drawers, electric cooker point, cooker hood, plumbing for slim dishwasher, fridge space, ceiling LED spotlights, oak effect laminate floor, radiator. Upvc double glazed windows to side and rear. Doorway to Hall.

LANDING

Radiator, loft hatch. Upvc double glazed window to rear. Stairs to ground floor. Doors to Sitting Room, Bedroom 2 and Bathroom.

SITTING ROOM

Maximum width. Open beamed ceiling, feature cast iron fire grate, 2 radiators. Upvc double glazed windows to front and rear. Doors to Landing and Inner Landing.

BEDROOM 2

Built in cupboard over the stairs, radiator. Upvc double glazed windows to front. Door to Landing.

BATHROOM/WC

Half timber panelled walls, wash hand basin in vanity unit with cupboard below, roll top bath with mixer tap and shower attachment, wc, ceiling LED spotlights, radiator/towel rail, ceramic tiled floor. Upvc double glazed windows to side and rear with shutters. Door to Landing.

INNER LANDING

Airing cupboard containing insulated hot water cylinder with immersion heater. Loft hatch. Doors to Bedroom 1, Bedroom 3, Shower Room and Sitting Room.

BEDROOM 1

Maximum depth. Built in wardrobes, radiator. Upvc double glazed window to front. Door to Landing.

BEDROOM 3

Radiator. Upvc double glazed window to rear. Door to Inner Landing.

SHOWER ROOM/WC

Tiled surrounds, wash hand basin, corner shower cubicle, extractor fan, wc, heated towel ladder, ceiling LED spotlights, ceramic tiled floor. Upvc double glazed window to rear. Door to Inner Landing.

OUTSIDE

Front Garden

Enclosed by stone walling, concrete driveway for one car, concrete paving, light, path to the side with gate leading to:

South East Facing Rear Garden with open aspect across the dale Stone patio, plastic oil tank

There is an area of garden accessed by steps which is not included in the sale but which may be available to rent from Carlton Highdale Parish Meeting by a separate agreement.

INTEGRAL GARAGE

Integral Garage

Maximum width. Light and power sockets, stainless steel single drainer sink unit with cupboard below, oil fired boiler, plumbing for washing machine, up and over door to front. Upvc double glazed windows to front and rear. Upvc double glazed entrance door to rear. Sliding door to WC

WC

Wc. Upvc double glazed window to rear. Sliding door to Garage.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 207111.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>
Ultrafast broadband is available

Property Reference – 18574185

Particulars Prepared – February 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

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CALL TODAY TO ARRANGE YOUR APPOINTMENT

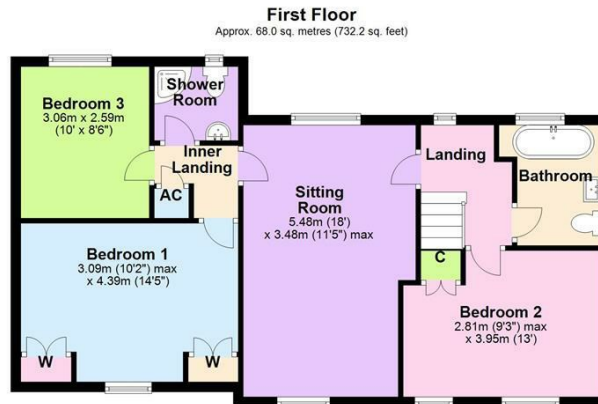
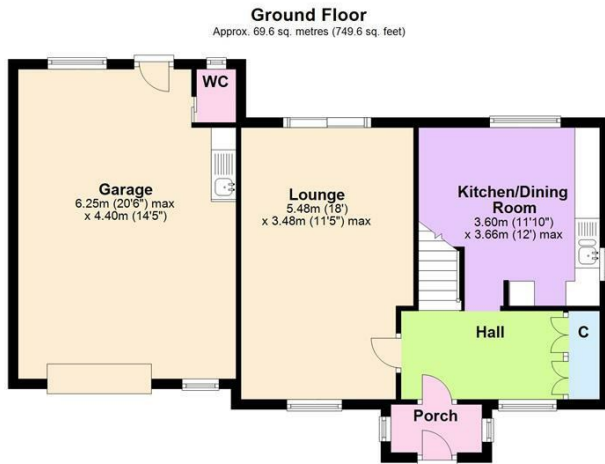
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

EAST PADDOCK COTTAGE





Total area: approx. 137.7 sq. metres (1481.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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Est. 1967