



## RAYNER COTTAGE

EAST WITTON ROAD, MIDDLEHAM, DL8 4PT

**£360,000**  
**FREEHOLD**

A Spacious Individual Detached Cottage enjoying a good sized private south facing site on the edge of this desirable Wensleydale village. Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Inner Hall, 3 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Double Garage, Ample Parking, Good Sized Private South Facing Garden, LPG Gas Fired Central Heating, Double Glazing. Council Tax Band F. EER F22. NO ONWARD CHAIN.

**NORMAN F. BROWN**

Est. 1967

# RAYNER COTTAGE

• 3 DOUBLE BEDROOMS • SPACIOUS  
INDIVIDUAL DETACHED  
COTTAGE • DOUBLE GARAGE AND AMPLE  
PARKING • GOOD SIZED SOUTH FACING  
SITE • EDGE OF DESIRABLE  
WENSLEYDALE VILLAGE



## DESCRIPTION

A Spacious Individual Detached Cottage enjoying a good sized private south facing site on the edge of this desirable Wensleydale village. Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Inner Hall, 3 Double Bedrooms, En-Suite Shower Room/WC, Bathroom/WC, Double Garage, Ample Parking, Good Sized Private South Facing Garden, LPG Gas Fired Central Heating, Double Glazing. Council Tax Band F. EER F22. NO ONWARD CHAIN.

## DINING ROOM

Radiator, picture light, stone hearth, loft hatch. Double glazed entrance door to front. Door to Inner Hall.

## INNER HALL

Radiator, picture lights, storage cupboard, Velux window. Doors to Bedrooms, Dining Room, Kitchen/Breakfast Room and Bathroom/WC.

## KITCHEN/BREAKFAST ROOM

Beamed ceiling, stainless steel one and half bowl sink unit with mixer tap, tiled top works, pine cupboards, RAYBURN with double ovens and two hotplates and brick surrounds, built in electric oven and ceramic hob, plumbing for washing machine, wood flooring, ceiling LED spotlights, radiator, under stairs storage cupboard. Double glazed sash windows to front and side. Pine staircase to First Floor Lounge. Doors to Utility Room, and Inner Hall.

## UTILITY ROOM

Fridge/freezer space, laminate work top, plumbing for washing machine, tumble dryer space, wall cupboard. Double glazed sash window to front. Stable door to side with single glazed panel. Door to Kitchen/Breakfast Room.

## BEDROOM 1

Built in wardrobes with electric bar heater, 2 radiators. Double glazed sash windows to front and side. Doors to En-Suite Shower Room and Inner Hall.

## EN-SUITE SHOWER ROOM/WC

Wash hand basin with mixer tap in white gloss vanity unit, aquaboard panelling and rainfall shower head and separate head and hose, wc, chrome heated towel ladder, extractor fan, ceiling LED spotlights. Double glazed sash window to side. Door to Bedroom 1.

## BEDROOM 2

Telephone point, wall lights, shelved recess, radiator. Double glazed sash window to front. Door to Inner Hall.

## BEDROOM 3

Wall lights, loft hatch, radiator. Double glazed sash window to side. Door to Inner Hall.

## BATHROOM/WC

Tiled surrounds, wash hand basin in pine vanity unit, large wall mirror, roll top bath, wc, ceiling beams, storage cupboard, chrome heated towel rail, radiator. Double glazed sash window to front. Door to Inner Hall.

## LOUNGE

Pine boarded floor, ceiling beams, cast iron stove with stone hearth, picture lights, 2 radiators, tv point, loft hatch. Double glazed sash windows to front, side and rear with shutters. Pine staircase to Ground Floor Kitchen/Dining Room.

## OUTSIDE

Good Sized Private South Facing Rear Garden  
Ample gravel parking, stone flagged patio, lawn, flower beds, shrubs, cold water tap, LPG tank.

## DOUBLE GARAGE

Hipped roof with rafter storage, wall cupboards, twin timber double doors to front.

## SERVICES

Mains electricity and water. Septic tank drainage. LPG gas central heating.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 161803.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18654330

Particulars Prepared – November 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.

#### FREE IMPARTIAL MORTGAGE ADVICE

#### 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.

## RAYNER COTTAGE





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## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

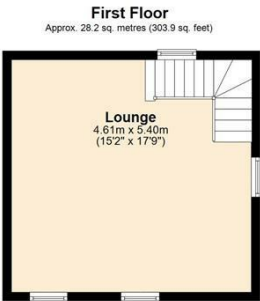
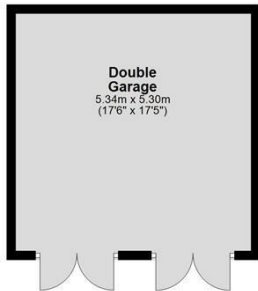
**Council Tax** – Band F

**Viewings** – By Appointment Only

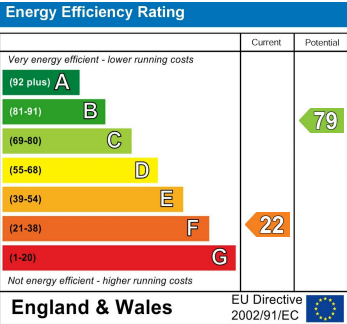
**Floor Area** – 1496.20 sq ft

**Tenure** – Freehold





Total area: approx. 176.9 sq. metres (1903.7 sq. feet)



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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