



I Railway View
Ainderby Steeple, Northallerton, DL7 9QD

AN ATTRACTIVE WELL PRESENTED CHARACTER COTTAGE IN A QUIET VILLAGE LOCATION

- Attractive Character Cottage
- Modernised Throughout
- Two Double Bedrooms
- Popular Village Location
- Two Private Parking Spaces
- Workshop/Garage
- Guide Price - £240,000
- Viewing by Appointment Only

SITUATION

Northallerton 3 miles, A1(M) Interchange at Leeming Bar 4 miles, Bedale 6 miles, Darlington 22 miles, Teesside 25 miles, York 26 miles. (all distances are approximate).

Ainderby Steeple is a popular residential village located just west of the thriving market town of Northallerton. The village has a fantastic community and is located between the market towns of Northallerton and Bedale. Both Bedale and Northallerton offer a wide range of shops, services and amenities.

The property is well located just off the village green in a quiet and attractive location overlooking open countryside. It is accessed off a lane which runs from the village towards Thrintoft. It is in close proximity to the heritage railway which on the rare occasion offers the chance to witness a heritage train pass by.

DESCRIPTION

1 Railway View is an attractive character cottage which is delightfully situated in the popular rural village of Ainderby Steeple.



The property has been very well kept and it is currently rented out as a holiday let.

Internally, the property is entered into via a welcoming entrance hall which leads to a multi-use boot room. From the hall you are able to access the main living area. This is made up of an open plan dining area, which is overlooked by a balcony style kitchen. From this area you are able to look out over open countryside to the rear of the property and on the rare occasion witness a heritage train pass by. This kitchen and dining area then leads into the cottage style sitting room with log burner.

The first floor of the property features two double bedrooms with wooden floorboards and a family bathroom.

Externally, the property is complemented by a private courtyard to the rear, a well-proportioned workshop, cold store and parking for 2 cars.

The owners of the adjoining property to the west do have a right of way across the rear patio. However, the adjoining property does also have access via their property.

Overall, the property will suit a number of buyers from those looking for get onto the property ladder, those looking for an investment, second home or those looking to downsize.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID.



This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property. [///skips.shred.aura](https://skips.shred.aura)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains Water. Gas Fired Central Heating. Mains Drainage. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

LOCAL PLANNING AUTHORITY

Civic Centre, Stonecross, Brompton, Northallerton, DL6 2UU – 01609 779977

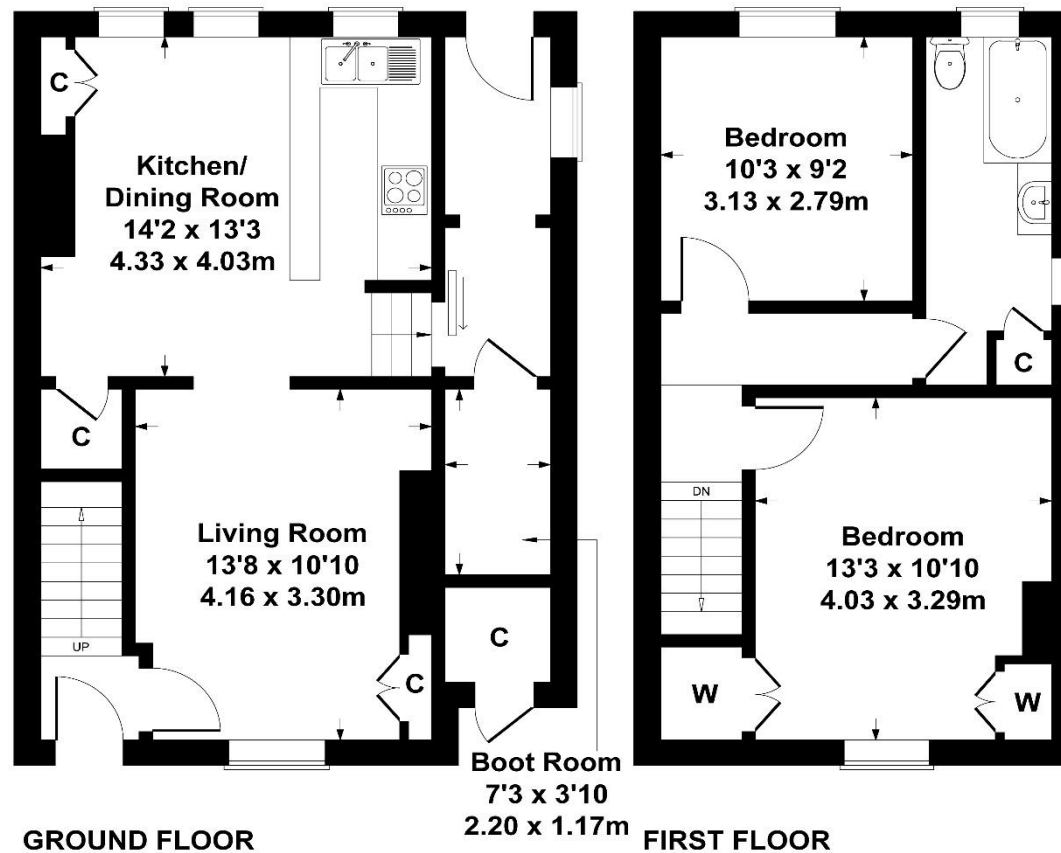


1 Railway Cottages, Ainderby Steeple

Approximate gross internal area
82 sq m - 883 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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.

Produced by Potterplans Ltd. 2025

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