



# Carr View Cottage

Thornton Le Moor, Northallerton, North Yorkshire, DL7 9EA



Robin Jessop



# A SPACIOUS DETACHED FAMILY HOME IN AN ACCESSIBLE VILLAGE LOCATION

- Detached Family Home
- Three Double Bedrooms
- Flexible Accommodation
- Large Parking Area
- Large Front & Rear Gardens
- Detached Double Garage
- Some Updating Required
- No Onward Chain
- Guide Price: £400,000

## SITUATION

Northallerton 4 miles. Thirsk 5 miles. South Otterington 1.5 miles. East Coast Mainline route to Kings Cross from Northallerton in 2.5 hours. (all distances are approximate).

Thornton Le Moor is a desirable and accessible village located midway between the market towns of Northallerton and Thirsk. At both of these towns there is a wealth of local amenities including a range of independent shops, cafes, facilities and also railways stations.

The property is also conveniently situated within easy reach to the A19 and A1(M) bringing the larger centres of Darlington, Teesside, York and Leeds within a reasonable commuting distance.

## DESCRIPTION





Carr View Cottage is a traditional detached family home centrally located in the village of Thornton Le Moor, a short drive from Northallerton. The property has been well maintained yet would benefit from some updating and offers a blank canvas for a purchaser to create their ideal home. The property is fully double glazed and has oil fired central heating. It is available with no onward chain.

The property is entered into via a welcoming entrance hall which leads through to an inner hall, which provides access to the kitchen and living room. The kitchen is well equipped with a range of wooden wall and base units, an oven with hob and ample space for under counter appliances. There is also a useful breakfast bar. The living room is a large room with feature beams and a log burning stove set into the chimney. This leads through into a sun room which overlooks the rear garden. Completing the ground floor is a dining room which could be used as a bedroom and a house bathroom with corner bath, WC, basin and shower cubicle.

To the first floor there are three double bedrooms with feature beams and a well proportioned bathroom with WC, basin, and bath.

Externally the property is complemented by a large parking area to the front of the property with a rear garden which is fully enclosed and has a patio seating area. The front garden is large and laid to lawn. Usefully, there is also a large detached double garage providing ample parking or additional storage.

## 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.

### 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.

#### BOUNDARIES

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

#### 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.

[///order.snatched.pats](#)

#### FIXTURES & FITTINGS

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

#### TENURE

Freehold with vacant possession.

#### COUNCIL TAX

Band F.

#### SERVICES

Mains electricity. Mains water. Mains drainage. Oil fired central heating.

#### BROADBAND

Broadband connection available.

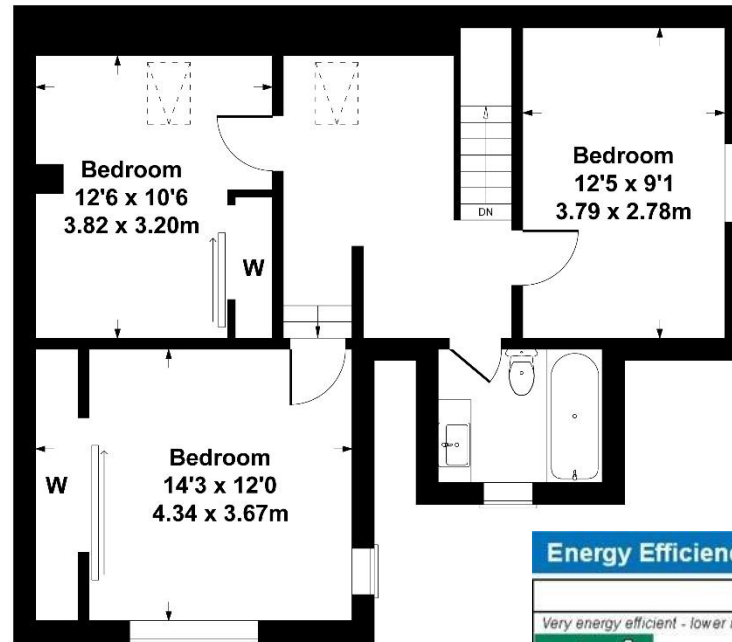
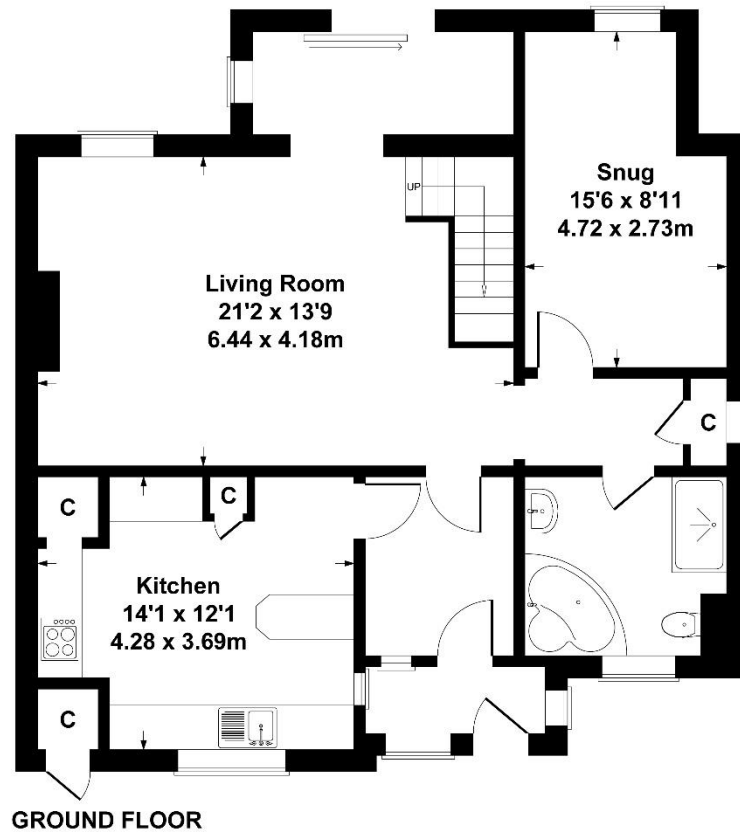
#### LOCAL AUTHORITY

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



# Carr View Cottage, DL7 9EH

Approximate gross internal area  
138 sq m - 1485 sq ft



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	38	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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