



Warren Cottage  
Yafforth, Northallerton



# Warren Cottage

## Yafforth, Northallerton, North Yorkshire DL7 0LT

A Beautifully Positioned Family Home Located Just Outside the Charming Village of Yafforth Situated on an Attractive Plot in an Attractive Rural Setting

- 4 Bedroom Family Home
- Substantial Living Accommodation
- Wrap Around Gardens & Grounds
- 0.46 Acre Plot
- Attractive Views In All Directions
- Offers In Excess of £695,000

### SITUATION

Danby Wiske 1 mile, Yafforth 0.5 miles, Northallerton 4 miles, A1 Motorway Interchange at Leeming Bar Junction (51) 9 miles, Bedale 10 miles, Darlington 15 miles (all distances are approx.).

Leeds-Bradford and Newcastle are approximately an hours car journey.

Northallerton and Darlington East Coast Mainline Railway stations are nearby and provide a regular fast service to London Kings Cross.

The property is pleasantly situated on Mounstrall Lane in between the well sought after villages of Danby Wiske and Yafforth and within easy reach of the county town of Northallerton.

### INTRODUCTION

This charming detached family home is situated in the open countryside with attractive gardens to the front, side and rear.

Warren Cottage extends to four double bedrooms with flexible living accommodation throughout. The property would make a perfect family home

### DESCRIPTION

Warren Cottage comprises a charming 4 bedroom house which has been modernised to a high standard throughout. The property stands well in open countryside situated along a quiet country lane between the villages of Danby Wiske and Yafforth.

Externally, Warren Cottage is complemented by a brick built double garage together with a large “wrap around” garden.

The main entrance leads into via a welcoming utility/boot room, which has been fitted with a range of cream units, as well as plumbing for a washing machine and dryer.

The kitchen is fitted with a range of base and wall cream units, black granite

worktops, a beautiful Belfast sink and a cream Rangemaster oven. The room offers space for a dining room table, as well as views over the rear garden. The modernised downstairs W.C is accessed via the kitchen or main sitting room and comprises of a W.C, wash basin and shower.

The reception room which is located to the right of the kitchen and allows access to the front porch and stairs, as well as the living room and dining room which is flooded with natural light courtesy of the dual aspect to the front and side elevations.

Beyond the sitting room lies the play room and garden room. The garden room is a perfect place to relax and host with views across the open garden and doors leading to the multi-level patio area.

To the first floor and four double bedrooms, one of which benefits from a fully tiled ensuite shower room.

The remaining bedrooms are complemented by a bathroom which has been finished to an exacting standard with a freestanding bath, W.C, wash basin and boiler cupboard. The room has been finished off by groove panelling painted in an olive green.

Externally, the property is complemented by a private driveway and parking area which leads to the double garage.

Warren Cottage also features a beautifully maintained “wrap around” lawn which overlooks the open countryside and woodland, whilst including a variety of mature trees and shrubs throughout. The garden is further complemented by a south facing multi-level patio area, which is perfect for entertaining, alongside a paved walkway which circles the property.

Warren Cottage presents a fantastic opportunity to purchase an immaculate family home and therefore viewing is strongly advised.

**GENERAL REMARKS & STIPULATIONS**

**Viewing**  
By Appointment with Robin Jessop Ltd – 01677 425950.

**Services**  
Mains Water. Mains Electricity. Drainage to a Septic Tank.

**Tenure**  
Freehold with Vacant Possession.

**Council Tax**  
Band F.

**Fixtures & Fittings**  
Only those fixtures described within the brochure are included in the sale. To be further discussed with the vendor.

**Money Laundering Regulations**  
Please note that if you are a successful purchaser, you will be required legally to provide two forms of identification and proof of funds / finance upon acceptance of your offer. One being photographic ID, that is to say a driving licence or passport and the other being a utility bill showing the current address. These will need to be provided in the office or verified by a solicitor and sent accordingly to comply with Money Laundering Regulations.

**Important Notice**  
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept

informed with regard to the progress of the sale.

**Method of Sale**  
The property is being offered for sale initially by private treaty. We reserve the right to conclude the sale by any other means at our discretion. If after viewing the property you are seriously interested, then please register your interest with Andrew Dickins MRICS FAAV so that we can keep you informed of how we intend to conclude the sale.

**What3Words**  
///soonest.plantings.takeovers

**Useful Addresses**  
**Planning Authority**  
North Yorkshire Council, Civic Centre, Stonecross, Northallerton, North Yorkshire DL6 2UU – 01609 779977.

**Vendors Solicitor**  
To be confirmed

**Energy Performance Certificate**  
Warren Cottage – Rating E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



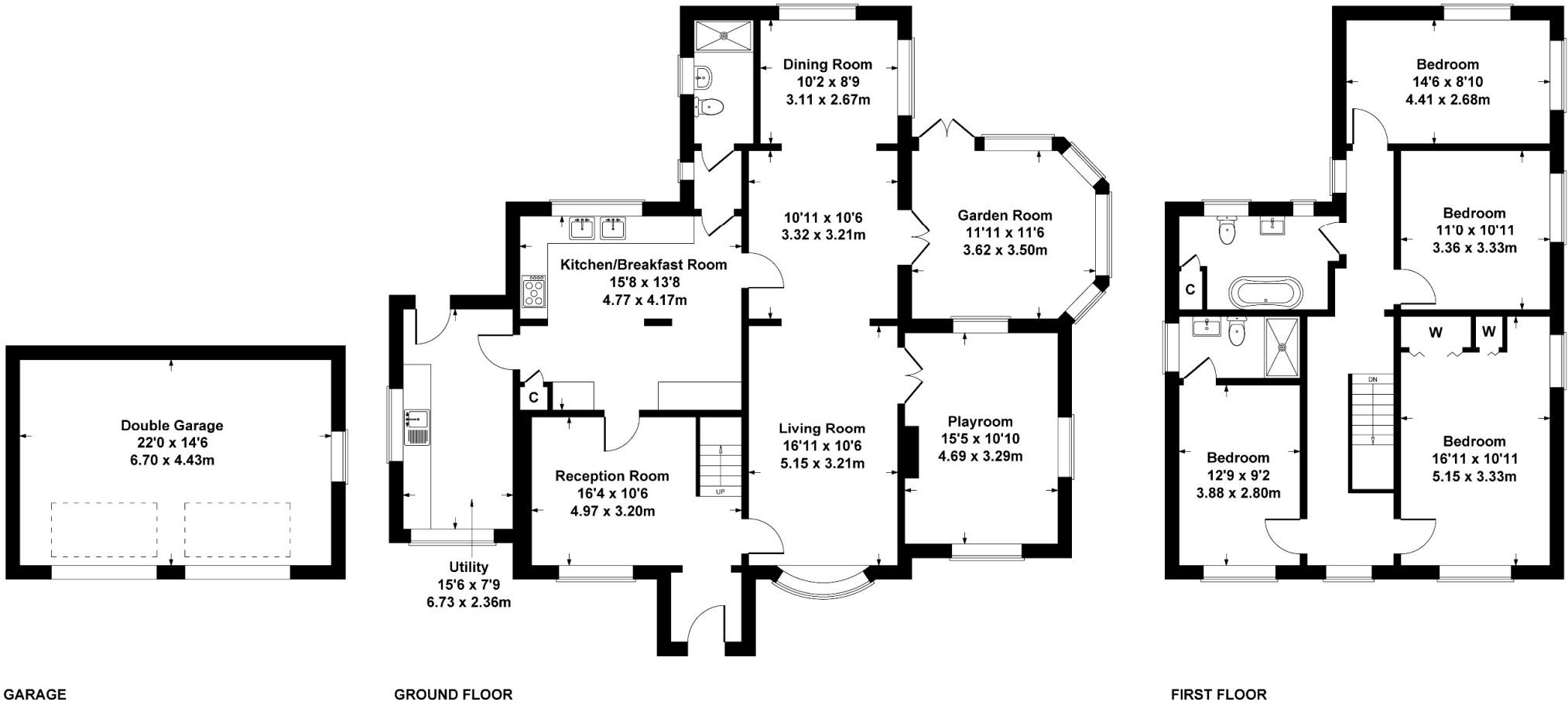
# Warren Cottage, Yafforth, DL7 0LT

Approximate gross internal area

House 204 sq m - 2196 sq ft

Garage 30 sq m - 323 sq ft

Total 234 sq m - 2519 sq ft

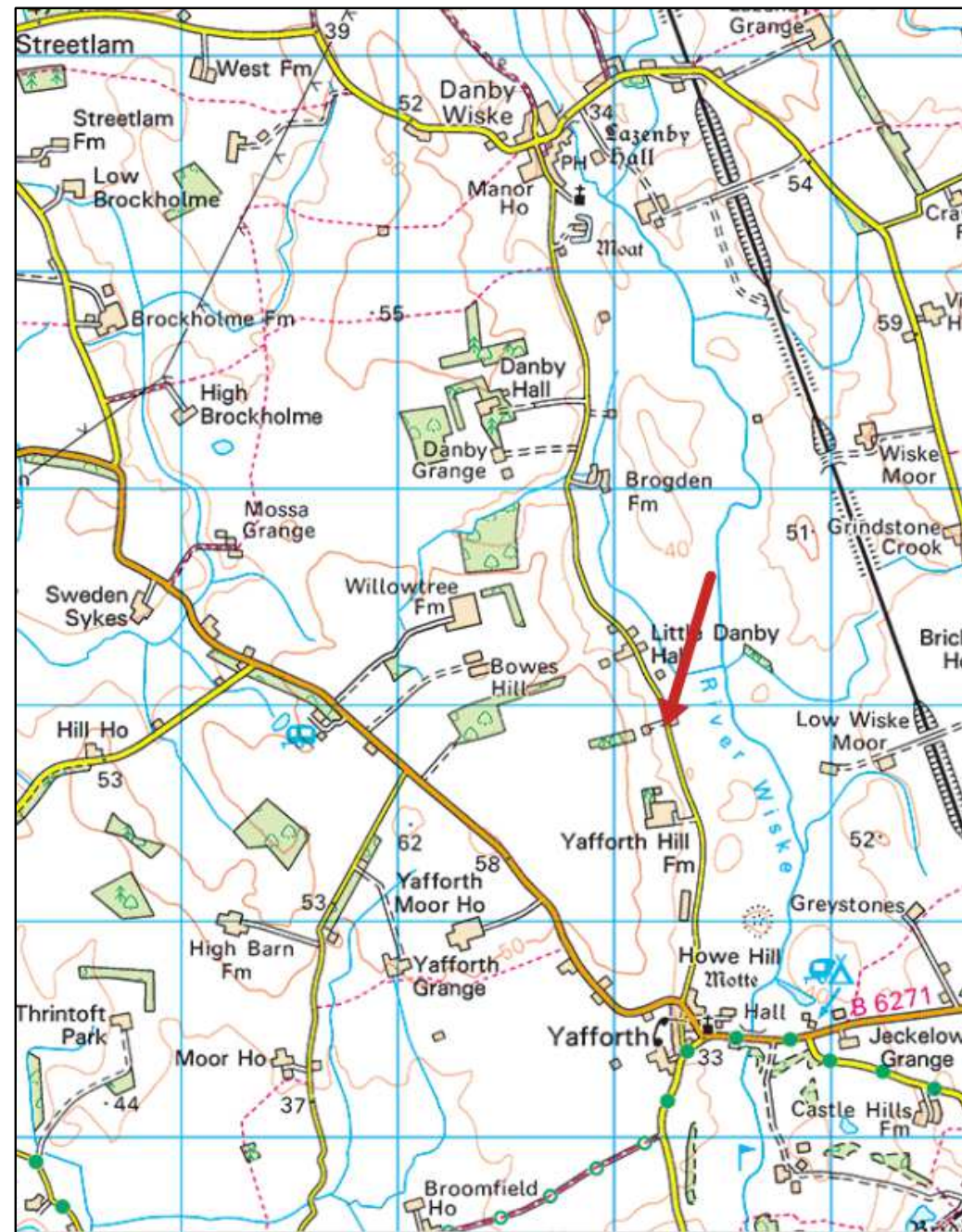


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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









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