



Fairfield
Deighton, Northallerton, DL6 2SJ

A TWO BEDROOM CHARACTER COTTAGE IN A POPULAR RURAL VILLAGE

- Attractive Character Cottage
- Two Bedrooms
- Delightful Front & Rear Garden
- Large Garage/Outbuilding
- Off Road Parking
- Popular Village Location
- Viewing by Appointment Only

SITUATION

Welbury 1.5 miles. Appleton Wiske 4 miles. A19 5 miles. Northallerton 6 miles. Yarm 9 miles. Stokesley 13 miles. (all distances are approximate).

Fairfield is attractively situated on the south side of the village of Deighton.

Deighton is a popular residential village conveniently located west of the A19. It is therefore well placed in relation to Middlesbrough, Teesside, Northallerton, Yarm and Darlington. It is also within easy reach of the North Yorkshire Moors and the Yorkshire Dales National Park. The close proximity of Northallerton train station also brings the larger centres of London, York and Leeds within commutable distance.

DESCRIPTION

Fairfield is an attractive character cottage dating back to 1820 and is beautifully positioned in the sought-after village of Deighton.

The property is entered through a useful front porch, which provides access to a downstairs W.C. and leads directly into the kitchen.

The kitchen is fitted with a range of wall and base units complemented by black worktops, and includes integrated appliances such as an oven/grill, hob, and fridge.

The spacious sitting room features a log-burning stove, exposed beams, and a large window overlooking the front garden which floods the room with natural light. There is also ample space to



accommodate a dining table, making it a versatile and welcoming living area.

To the first floor, there are two double bedrooms and a family bathroom comprising a bath with shower over, W.C., and wash basin.

Fairfield boasts a delightful and enclosed rear garden, lovingly maintained with well-established flower beds, mature hedging, and an apple tree. There is a large garage/workshop, along with a versatile studio room which is currently used as a craft room by the current owner.

A charming summer house at the bottom of the garden provides a perfect spot to enjoy summer evenings. The front garden is laid to lawn, and there is off-road parking available for multiple vehicles.

Fairfield is a rare opportunity to acquire a characterful home in a popular village setting, offering flexible accommodation and superb outdoor space.

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

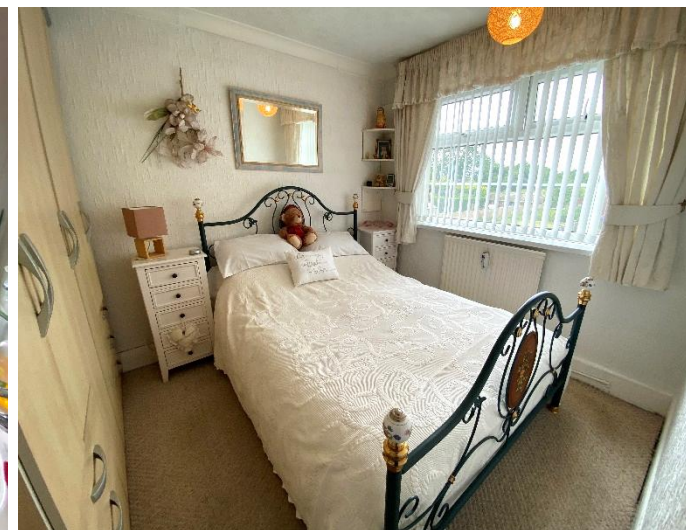
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

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.

///yelled.driftwood.blankets

FIXTURES & FITTINGS



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

TENURE
Freehold with vacant possession.

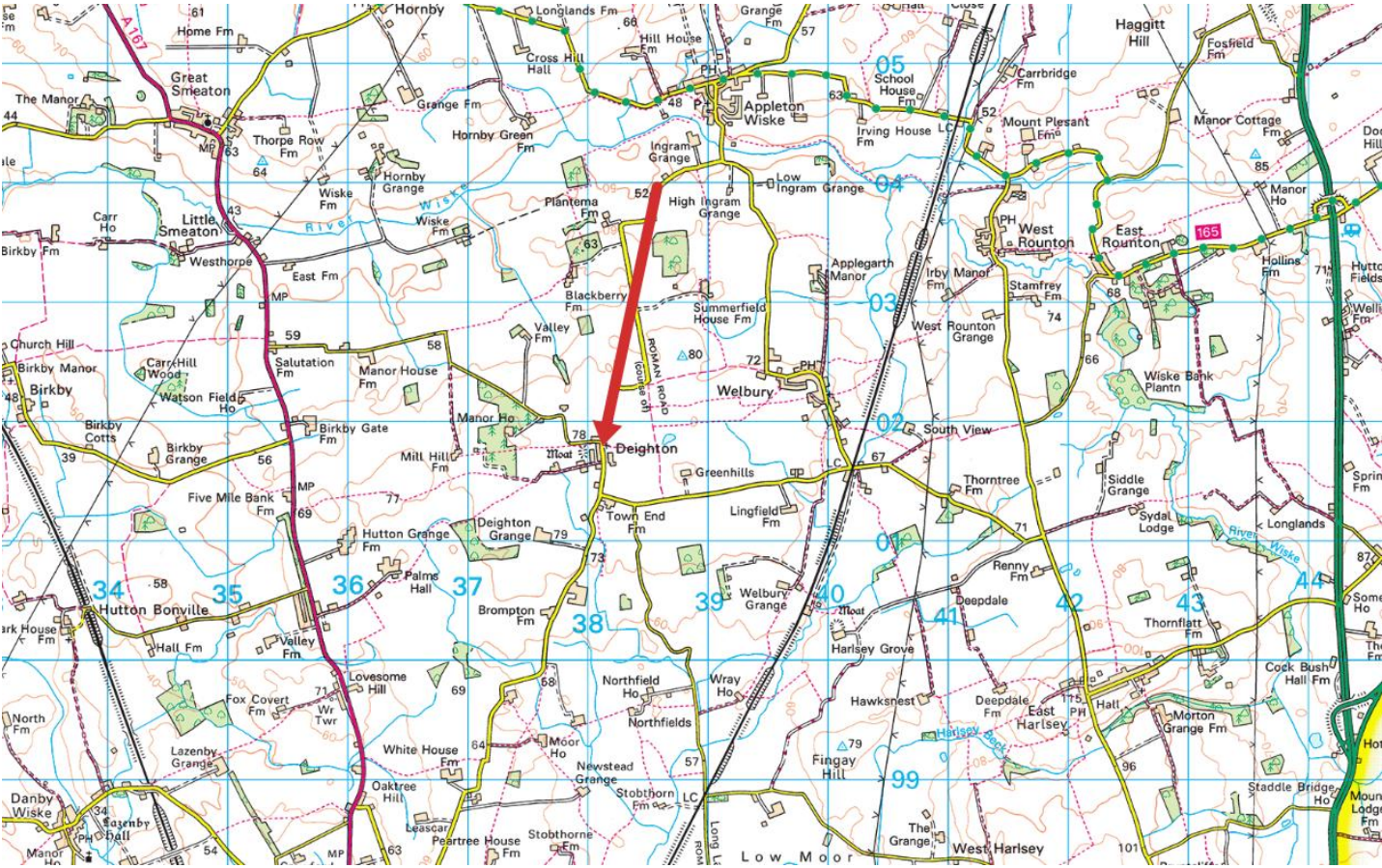
COUNCIL TAX
Band C.

SERVICES
Mains electricity. Mains water. Mains drainage. The property is heated via a log-burning stove, which provides both central heating and hot water. There is also an immersion heater available for when the stove is not in use. Broadband connection available.

AGENT NOTE
The successful purchaser will be responsible for erecting a fence in the front garden, should they wish to separate the two boundaries.

ENERGY PERFORMANCE CERTIFICATE
Current Rating – 63 (D)
Potential Rating – 78 (C)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



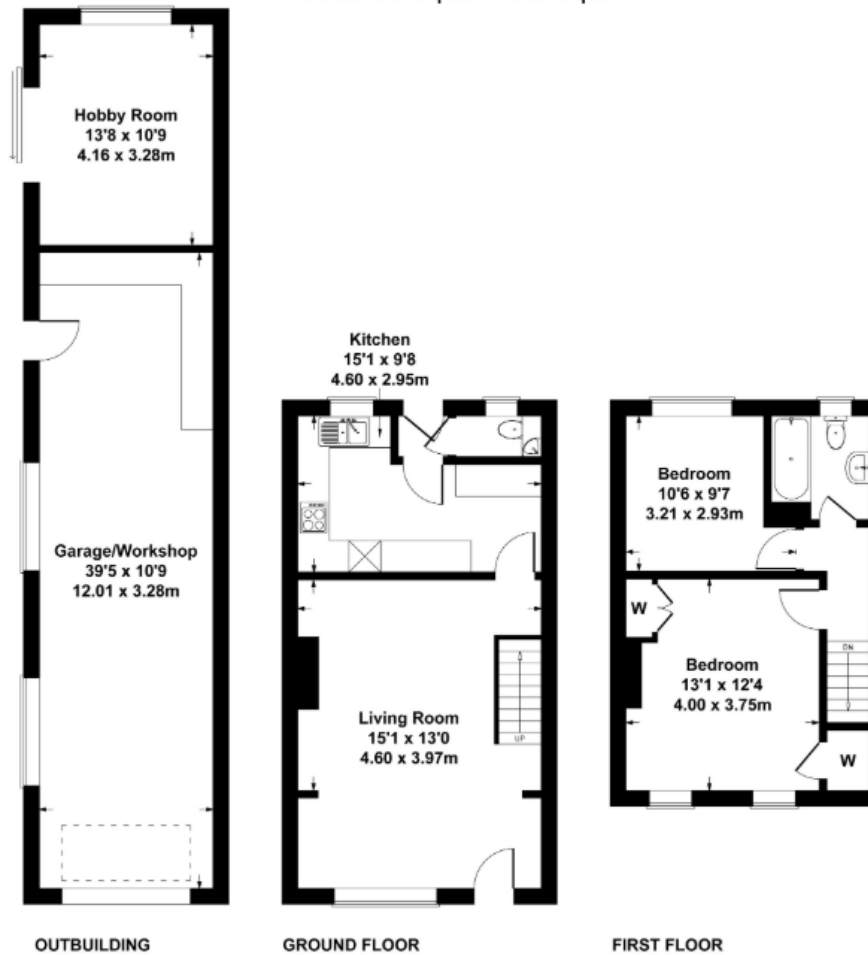
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Approximate gross internal area

House 74 sq m - 797 sq ft

Outbuilding 53 sq m - 570 sq ft

Total 127 sq m - 1367 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. 2025

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