



## 1 South Farm Cottages , Newton Morrell

### £875 Per Month

Nestled in the charming village of Newton Morrell, this delightful cottage offers a perfect blend of comfort and character. The property is newly renovated and comprises a spacious kitchen with room for a dining table, living room, downstairs toilet, a bathroom with separate shower and two spacious double bedrooms, providing ample space for relaxation and rest and entertaining both indoors and outdoors. The surrounding area of Newton Morrell and nearby Barton are known for their picturesque scenery, friendly communities and good amenities. Whether you are seeking a peaceful retreat or a vibrant village lifestyle, this property is sure to meet your needs. With its inviting atmosphere and well-thought-out design, this cottage presents an excellent opportunity for those looking to embrace the charm of rural living while still being within easy reach of Darlington, Richmond and Northallerton.

Do not miss the chance to make this lovely cottage your new home.



# 1 South Farm Cottages , Newton Morrell

## Location

1 South Farm Cottage is situated in Newton Morrell within the heart of Zetland Hunt country in North Yorkshire. This beautiful, newly refurbished, residence is in an idyllic countryside setting with stunning views over beautiful open countryside. Newton Morell is an attractive and much sought after village lying close to Barton (which has a village school, shop, post office and pub) and excellent access to local amenities. It is located 4 miles south of Darlington and approximately 10 miles north of Richmond and 15 miles from Northallerton, both thriving popular country towns. Situated a short distance from the A1(M) and the A66, this property offers convenient access to the motorway and the Lakes. Darlington's East Coast Main Line railway station provides easy commuting by train to both Newcastle and York and London's Kings Cross is within two and a half hours. International air travel is available from both Newcastle and Teesside Airports

## Hallway

The hallway is warmed by a central heating radiator, tastefully decorated in neutral tones and benefits from tiled flooring and a cupboard providing very useful cloakroom storage. It leads out to the porch and garden.

## Kitchen

The kitchen is fitted with a comprehensive range of wall, floor and drawer units, contrasting granite worktops and a stainless steel sink and drainer. It has a new electric oven and hob, with an overhead extractor hood. The kitchen is warmed by a central heating radiator and benefits from tiled flooring and three double glazed windows to the rear and side elevations. There is room for a dining table and chairs.

## Living room

The beautifully presented living room is situated to the side elevation of the property. Warmed by a central heating radiator, it is tastefully decorated in neutral tones and benefits from a double glazed window.

## Cloakroom

The cloakroom also has a tiled flooring, a double glazed window and is fitted with a modern suite comprising a wash hand basin and a low level WC.

## Bedroom One

A double bedroom with a double glazed window. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from two built in wardrobes providing excellent storage.

## Bedroom Two

A further double bedroom warmed by a central heating radiator with a double glazed window and a cleverly designed built in cupboard also providing excellent storage.

## Bathroom

The bathroom has a tiled floor, partially tiled walls, a double glazed window, inset spotlights to the ceiling and is newly fitted with a contemporary suite comprising a bath, a freestanding shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally there is a lovely garden which is laid to lawn and a patio area which is ideal for outdoor entertaining. The property also benefits from offroad parking and extensive outbuildings designed to accommodate a laundry, a fridge freezer, further storage and includes an outside toilet.

