



47 The Green, Ravensworth, Richmond, Yorkshire, DL11 7ET
Offers over £375,000



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Nestled on the edge of the picturesque village green in Ravensworth, this charming 2-bedroom terraced cottage is a delightful find. This period country cottage has been immaculately presented, showcasing generous living spaces that are both inviting and comfortable.

As you step inside, you will be greeted by a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The cottage boasts a well-appointed interior that harmoniously blends traditional features with modern conveniences, making it an ideal home for those seeking a tranquil lifestyle.

This property truly must be seen to appreciate its charm and character. Whether you are looking for a peaceful retreat or a place to call home, this cottage offers a unique opportunity to experience village life at its finest. Don't miss your chance to make this enchanting property your own.

HALLWAY

With a partially glazed composite entrance door, beamed ceiling and panelled walls. Doors lead into the downstairs w.c, dining room and the kitchen.

DOWNSTAIRS W.C / CLOAKS 3.24 x 0.95 (10'7" x 3'1")

With a w.c, wash hand basin, partially panelled walls, electric wall radiator and wooden flooring.

DINING ROOM 4.87 x 3.13 (15'11" x 10'3")

With a flush fitted sliding sash window to the front with monkey tail handles, feature stone fireplace with a multi fuel stove and flagged hearth, ceiling beams, built in shelving, wooden flooring and a central heating radiator with radiator cover.

KITCHEN 5.98 x 2.13 (19'7" x 6'11")

Fitted with a range of wall, base and drawer units with wooden worktops, glass display cabinets with spot lights, wall plate rack unit, ceramic sink unit with mixer tap over, over the fridge storage unit, Smeg stainless steel range cooker with an induction hob and matching extractor hood over, built in microwave, plumbing for a washing machine, wooden flooring and spot lights. There are three flush sliding sash windows to the rear with monkey tail handles. A door leads into the garden room and the dining room.

GARDEN ROOM 4.40 x 2.39 (14'5" x 7'10")

A fabulous addition to the property, having exposed stone wall, tiled floor, electric radiator, glazed roof and glazed doors leading out to the rear garden. Panelled glazed doors lead into the lounge.

LOUNGE 4.78 x 3.84 (15'8" x 12'7")

With a flush fitted sliding sash window to the front with views over the village green, feature fireplace with herringbone design brick inset and a multi fuel stove. built in alcove cupboard unit, beamed ceiling, central heating radiator, under the stairs office space,

FIRST FLOOR

LANDING

With doors leading into the bedrooms and family bathroom, loft hatch

providing access into the roof void, window to the front and panelled walls.

BEDROOM 1 5.23 x 4.10 (17'1" x 13'5")

A lovely dual aspect double bedroom with flush fitted double glazed windows to the front and rear with window seats, built in wardrobes, beamed ceiling, central heating radiator, central heating boiler (LPG)

BEDROOM 2 4.58 x 3.50 (15'0" x 11'5")

A generous sized dual aspect double bedroom with flush fitted double glazed windows to the front and the rear, window seat to the front overlooking the village green. Feature panelled wall, central heating radiator and a loft hatch providing access into the roof void.

FAMILY BATHROOM 3.29 x 1.84 (10'9" x 6'0")

With a free standing bath, separate shower cubicle with dual head shower, wash hand basin with a vanity cupboard beneath, wooden effect flooring, half panelled walls, w.c and traditional style central heating radiator, spot lights and extractor fan. There is a flush fitted double glazed window to the rear.

EXTERNALLY

The property sits on the edge of the village green, with a large driveway providing off road parking, the re is an enclosed flagged courtyard to the front with a welcome light to the front door, log store and a cast iron boot scraper.

To the rear there is a South West facing garden with a paved patio area, timber shed, mature trees and shrubs and artificial lawn.

NOTES

- * FREEHOLD
- * COUNCIL TAX BAND D
- * WINDOWS FITTED 2024 BY CHATSWORTH WINDOWS
- * FARROW AND BALL PAINT THROUGHOUT



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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