



Virginia House Middleton Tyas, Richmond, DL10 6QZ
Offers over £460,000



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Nestled in the picturesque village of Middleton Tyas, this charming cottage offers a delightful blend of character and modern living. The property has been immaculately presented, showcasing its historical charm while providing all the comforts of contemporary life.

This home features two spacious reception rooms, The large reception hallway welcomes you into the heart of the home, leading to a comfortable lounge and a well-appointed kitchen/dining room, ideal for family gatherings.

The cottage boasts three generously sized double bedrooms and two bathrooms, ensuring ample space for relaxation and privacy.

HALLWAY 5.36 x 2.87 (17'7" x 9'4")

An impressive entrance hallway with staircase leading to the first floor which has a large storage cupboard beneath with a hanging rail and space for a tumble dryer. Exposed ceiling beams, half panelled walls, picture rail and a central heating radiator. Doors lead into the lounge and the kitchen / dining room.

LOUNGE 5.37 x 4.65 (17'7" x 15'3")

Having exposed ceiling beams, log burning stove with a beamed mantel and a tiled hearth, oak flooring, two wall lights, exposed stone wall, recess shelving, tv aerial point, double glazed window to the front and to the side fitted with plantation shutters.

KITCHEN / DINING ROOM 7.07 x 3.38 (23'2" x 11'1")

Fitted with a range of wall, base and drawer units with wooden worktops, Smeg range cooker with a five burner hob, matching extractor hood, one and a half bowl sink unit with mixer tap over, tiled splash back, plumbing for a washing machine, plumbing for a dish washer, oak flooring, feature inset fireplace with tiled hearth and beamed mantel, coving, double glazed window to the rear and a UPVC double glazed stable door leading to the rear courtyard.

FIRST FLOOR

LANDING

Oak flooring and doors leading into the bedrooms and the family bathroom.

BEDROOM 1 3.61 x 3.13 (11'10" x 10'3")

A double bedroom with a double glazed window to the rear with plantation shutters, large walk in wardrobe, oak flooring, central heating radiator. A door leads into the ensuite

EN-SUITE

Shower cubicle, wash hand basin with a vanity storage cupboard beneath, w.c, central heating radiator, tiled floor, spot lights.

BEDROOM 2 5.01 x 3.27 (16'5" x 10'8")

A large double bedroom with a double glazed window to the front fitted with plantation shutters, large built in wardrobe with hanging and shelving. Oak flooring and a central heating radiator.

BEDROOM 3 4.08 x 2.87 (13'4" x 9'4")

A double bedroom with a double glazed window to the front fitted with plantation shutters, central heating radiator and oak flooring.

FAMILY BATHROOM 3.59m x 2.46 (11'9" x 8'0")

Having a free standing bath with shower tap, high level w.c, wash hand basin with a vanity storage cupboard beneath and a matching bathroom cabinet, shower cubicle with rainwater shower, traditional style radiator, extractor fan, half panelled walls and a double glazed window to the rear fitted with plantation shutters.

EXTERNALLY

To the front of the property there is an enclosed south facing paved courtyard with lovely views over the village green. There is an external welcome light to the front door.

To the rear there is a private, enclosed courtyard a door leads into the double garage.

DOUBLE GARAGE

A double garage with an electric door and electric car charger.

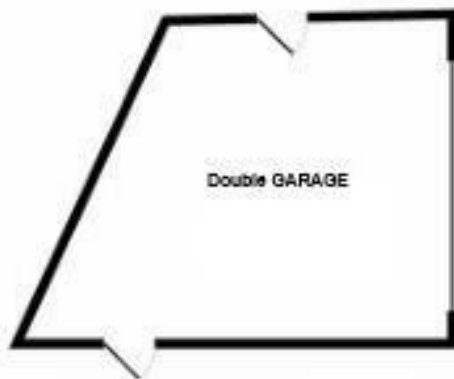
NOTES

* FREEHOLD

* COUNCIL TAX BAND E




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Not to Scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(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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