



47 Ravensworth

Offers in The Region of £345,000

Centrally located, overlooking the Green in this highly regarded North Yorkshire Village, this stone built character cottage has been fully refurbished to the highest of standards by the Current Owners and makes a beautiful country home. To the ground floor there is a living room and a dining room, both with multi fuel stoves, a garden room, a kitchen and a cloakroom, whilst to the first floor there are two double bedrooms and a well appointed bathroom. Externally there is driveway parking and a lovely South West facing garden. Retaining a wealth of character features, an early inspection is strongly recommended to appreciate the quality of the property on offer!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hall:

Accessed through a part glazed composite front door, the welcoming hallway has panelled walls and beamed ceilings.

Cloakroom:

Fitted with a pedestal sink, a wc, panelled walls and a panel heater.

Dining Room:

4.60m x 3.16m

A perfect space for family dining, the focal point of the room is the stone fireplace housing the multifuel stove, there is a flush sash window overlooking The Green, beamed ceilings, built in shelving and a panel heater.



Kitchen:

6.60m x 2.11m

Fitted with a range of quality wall and base units with complimenting countertops. Integrated is a ceramic sink, a Smeg range cooker with an induction hob and an extractor over, a freestanding fridge freezer and space for a washing machine and a tumble drier. With built in glazed cabinetry, shelving and three flush sash windows overlooking the rear garden.



Garden Room:

4.39m x 2.37m

Newly fitted, fully glazed and with a pair of two metre wide opening doors, providing a lovely space for enjoying the view of the South West facing garden. With an exposed stone wall, tiled floor and a panel heater.



Living Room:

4.59m x 4.04m

Filled with character and having a beamed ceiling, a window overlooking The Green and a feature fireplace housing a second multifuel stove. There is a radiator, a TV point, beamed ceilings and a handy understairs office space. A set of doors open into the Garden Room.



First Floor Landing:

With a window to the front of the property, panelled walls and loft access.

Bedroom 1:

4.64m x 4.01m

A double dual aspect bedroom with flush sash windows to the front and rear of the property, both with window seats, built in furniture, beamed ceilings and a radiator. The LPG fired central heating boiler is located in bedroom 1.



Bedroom 2:

4.59m x 3.63m

A second dual aspect double bedroom with flush sash windows to the front and rear of the property, panelled walls, and a radiator.



Bathroom:

3.28m x 1.82m

A well appointed traditional suite with panelled walls, comprising a cubicle with a mains fed dual headed shower, a freestanding roll top chrome claw footed bath with a shower attachment, a sink unit with storage, a radiator and a frosted window to the rear of the property.



External

The cottage sits back from The Green behind a lawn and a driveway providing private parking. There is a small enclosed paved seating area with planted shrubs and flowers. The South West facing rear garden enjoys the sun throughout the day. There is a paved seating area, artificial grass, well stocked and mature borders and a timber shed.



Additional Information

The postcode is DL11 7ET and the Council Tax Band is D.

All rooms are decorated in Farrow & Ball paint.

The windows have all been replaced with flush sash windows with monkey tail catches.

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GROUND FLOOR



FIRST FLOOR

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.

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