St. Andrews Cottage

Constable Burton, Leyburn, North Yorkshire, DL8 5RG

RobinJessop

A CHARACTERFUL GRADE II LISTED COTTAGE WITH LARGE PLOT IN AN ACCESSIBLE VILLAGE LOCATION

- Deceptively Spacious Grade II Listed Cottage
- Two Double Bedrooms
- Very Well Presented Throughout
- Stunning Well Stocked Gardens to the Rear
- Summer House, Office & Large Workshop
- Well Positioned Around the Village Green
- Ideal Full Time Home, Second Home & Holiday Let
- Guide Price: **Offers In Excess of £350,000**

SITUATION

Leyburn 3 miles. Bedale 7 miles. Richmond 8 miles. A1(M) 9 miles. Northallerton 15 miles. Both Leeds Bradford & Newcastle Airports are a one-hour drive. (All distances are approximate).

St. Andrews Cottage is beautifully situated in the accessible village of Constable Burton around the village green and next door to the village hall. The property enjoys a lovely outlook to the front and rear.

Constable Burton is a popular village on the edge of the Yorkshire Dales National Park. The village has an active community with a village hall and renowned public house with restaurant and accommodation. The position on the A684 makes commuting to local market towns accessible together with the large centres of Northallerton, Darlington, Harrogate and York which are all within reasonable commuting distance.

DESCRIPTION

St. Andrews Cottage is a very well-presented Grade II Listed stone-built cottage. The property is spacious and light and retains many character features including working window shutters and traditional window seats.

The property is entered via a useful entrance hall which leads through into a kitchen diner. The quality fitted kitchen features a good range of wall and base units with an oven and hob, an under-counter fridge and plumbing for a washing machine. There is ample space for a dining table, and the windows make it very light and airy, offering excellent views across the garden to the rear and the village green at the front.

The ground floor also features a comfortable living room with a multi fuel stove set within an impressive oak surround with stone hearth.

To the first floor there are two double bedrooms each enjoying a pretty outlook, and a spacious family bathroom with freestanding roll top bath and a shower cubicle.

Externally the property is complemented by generous south facing walled gardens to the rear which have been beautifully landscaped and maintained. They feature a range of different areas including, lawn, mixed flower beds, fruit trees and patio areas. The gardens are complemented by a summer house, a storage shed, a workshop and a stone-built store. The gardens are very private and they are ideal for a keen gardener.

There is on street parking available to the front of the property.

Overall, St. Andrews Cottage would make an excellent family home, second home or holiday let.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

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.
'brotherly.pastels.sapping'

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.

BOUNDARIES
The boundaries of the property are shown edged red on the plan within this brochure.

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

TENURE
Freehold with vacant possession.

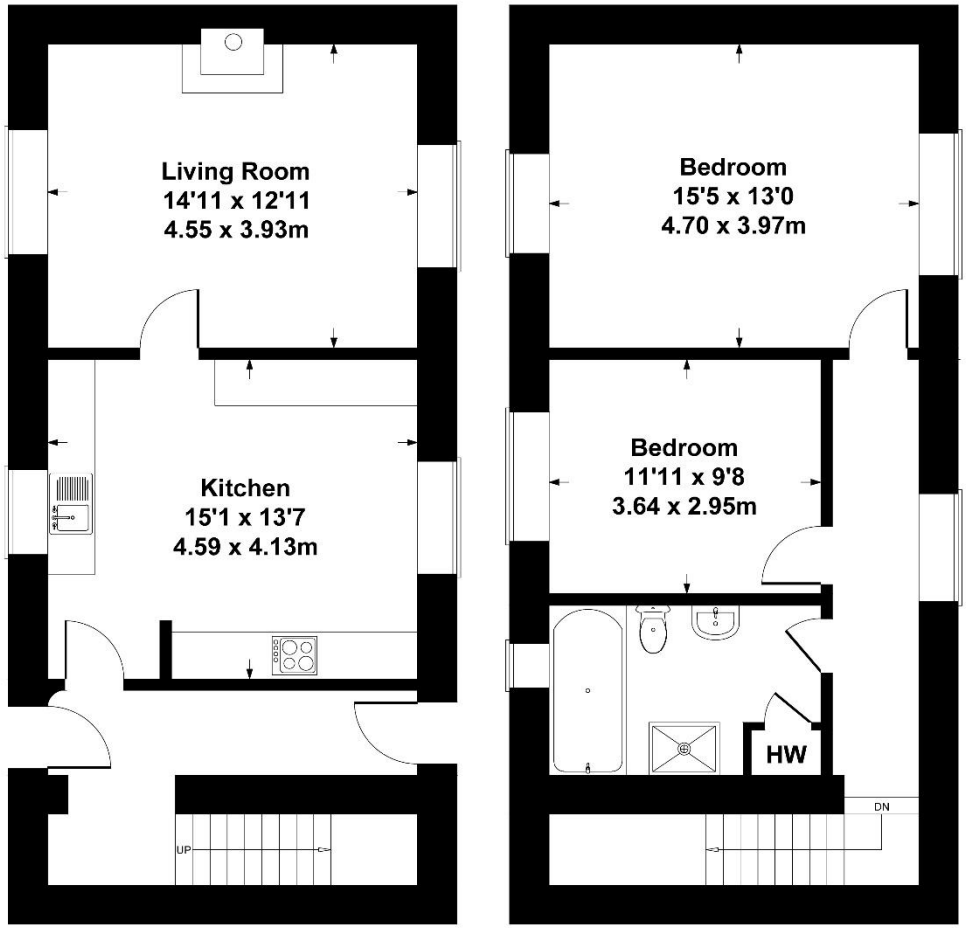
COUNCIL TAX
Band D.

SERVICES
Mains electricity. Mains water. Mains drainage. Oil fired central heating. The multi fuel stove also heats the water and the central heating. High speed broadband connection available.

LOCAL AUTHORITY
North Yorkshire Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX. Tel: 01748 829100

St Andrews Cottage, Constable Burton

Approximate gross internal area 102 sq m - 1098 sq ft



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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