



6 Kettle End, Barton, Richmond Offers Over £250,000

Situated in the charming village of Barton, Richmond, this delightful house on Kettle End presents an exceptional opportunity for those seeking a beautifully designed home in a tranquil setting. The property boasts two well-proportioned reception rooms, perfect for both relaxation and entertaining, allowing for a seamless flow of light and space throughout the ground floor.

With two inviting bedrooms, this home is ideal for small families, couples, or individuals looking for a peaceful retreat. The bathroom is tastefully appointed, ensuring comfort and convenience for everyday living.

Immaculately presented, the interior design of this property reflects a keen attention to detail, combining modern aesthetics with a warm and welcoming atmosphere. Each room has been thoughtfully designed to create a harmonious living environment, making it easy to envision yourself settling in and making it your own.

The location on Kettle End is particularly appealing, offering a serene lifestyle while being within easy reach of local amenities and the stunning countryside that North Yorkshire is renowned for. This property is not just a house; it is a home that promises comfort, style, and a sense of community.

In summary, this beautiful residence in Barton is a rare find, combining elegance with practicality in a picturesque village setting. It is a must-see for anyone looking to embrace the charm of rural living without compromising on modern comforts.



6 Kettle End, Barton, Richmond

General Remarks

A truly outstanding opportunity has arisen to acquire a simply stunning two bedroom property occupying a most pleasing position on Kettle End within the highly desirable Village of Barton in North Yorkshire

Immaculately presented throughout and offering fine interior design.

Gas central heating

Double glazed windows throughout

Council Tax Band B

We welcome viewings at the earliest opportunity to avoid disappointment

Location

Barton is an attractive and desirable village situated in North Yorkshire, within close proximity of the villages of Newton Morrell, Melsonby, Middleton Tyas and Aldbrough St John. The property is within the catchment area of first class local schools including Barton CE Primary School and Richmond School & Sixth Form College. The Village is home to a popular public house and a local village store incorporating a post office. The Village has very good links to the regional and national road network and it is convenient for access to the market towns of Darlington and Richmond. The property is well placed for access to the business and commercial centres of North Yorkshire, County Durham and Teesside. Darlington's main line railway station and Teesside Airport are both a 15 minute drive away.

Entrance Porch Way

The property is entered through a composite door leading into an entrance porch way. The porch way benefits from a tiled floor and a double glazed window overlooking the side elevation of the property. A glass panelled door leads in to the living room.

Living Room

12'2" x 14'2"

The beautifully presented living room is situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from a slate floor, a double glazed window and a wood burner effect gas fire set on a stone hearth.

Kitchen / Breakfast Room

14'4" x 14'4"

The modern and most contemporary kitchen / breakfast room is fitted with a comprehensive range of wall, floor and drawer units with oak worktops incorporating a stainless steel sink and

drainer. The kitchen benefits from a tiled floor and an integrated Indesit electric oven and hob with over head extractor hood. There is ample room for a dining table.

Garden Room

9'5" x 9'6"

The garden room is simply stunning. Warmed by a floor to ceiling wall radiator, tastefully decorated in neutral tones incorporating a feature wall and benefiting from laminated flooring, a double glazed Velux window, inset spotlights to the ceiling, double glazed bi folding doors which lead out to the rear garden and a cupboard which has plumbing for a washer / dryer and is fitted with a low level WC.

First Floor Landing

A staircase leads to the first floor landing.

Bedroom One

14'6" x 9'8"

A double bedroom with a double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a built in cupboard providing useful storage.

Bedroom Two

8'6" x 12'10"

A further double bedroom situated to the rear elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window.

Bathroom

9'10" x 5'4"

The beautiful bathroom has a slate floor, partially tiled walls, inset spotlights to the ceiling, a double glazed window and is fitted with a stunning suite comprising of a bath with over head shower and shower screen, a wash hand basin, low level WC and a chrome towel radiator.

Externally

Externally to the rear of the property there is a beautifully presented and immaculately maintained garden which is laid to lawn and complimented with a variety of mature shrubs and plants to the borders. To the rear of the garden there is a gate which leads to a further garden area, there is permissive access through the neighbouring properties to access this section of garden. This area would be ideal for growing your own vegetables. There is a single garage located to the side of the property.

