



## **47 RAVENSWORTH, RAVENSWORTH, RICHMOND, DL11 7ET**

**£350,000**

Occupying a most idyllic position overlooking the charming village green in the highly sought-after village of Ravensworth, we are delighted to offer for sale this beautifully presented two-bedroom period cottage. Brimming with warmth and character, this delightful home combines timeless charm with tasteful modern touches to create a truly inviting living environment.

The accommodation is generously proportioned throughout, with well-appointed living spaces designed for both comfort and everyday living. From the moment you step inside, the cottage exudes a welcoming atmosphere, perfectly suited to those seeking a peaceful countryside retreat or a characterful home in a picturesque village setting.



**WC**  
10'7" x 3'1" (3.24 x 0.95)

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

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

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

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

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

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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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47 Ravensworth



GROUND FLOOR

FIRST FLOOR

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

These particulars do not constitute, nor constitute part of, an offer or contract. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Ann Cordey, or any other person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

