

FRISTON HOUSE EAST COWTON,
NORTHALLERTON, DL7 0DH
OFFERS IN THE REGION OF £585,000

Northallerton
Estate Agency



Friston House, East Cowton, Northallerton DL7 0DH

A Well Laid Out, Generously Proportioned, Immaculately Presented Six Bedroomed Detached Village Residence of Character & Distinction with Substantial Hardstanding, Garaging, Car Port and Attractive Gardens & Summer House to Rear

- Six Bedroomed Accommodation
- UPVC Sealed Unit Double Glazing / Oil CH
- Tremendous Living Kitchen
- Immaculately Presented Throughout
- Solid Oak Floors to Ground Floor
- Highly Sought After Village Location



















Call us to arrange a viewing on 01609 771959

Entrance Hall
Solid oak timber floor. Solid oak staircase leading to first floor. Three ceiling light points. Coved ceiling. Double radiator. Useful recessed understairs storage / office area. Access to all ground floor accommodation.

Cloakroom / WC
Concealed cistern duo flush WC with unit inset wash basin with tiled splashback, cupboard storage beneath. Coved ceiling. Inset ceiling light spots. Solid oak flooring. Extractor fan. Double radiator. Wall mounted oak shelf.

Sitting Room
Feature fireplace comprising marble surround, mantel shelf and hearth with inset living flame gas fire. Coved ceiling. Four wall light points. Double radiator. TV and telephone points plus Sky point. Window to front.

Study
Coved ceiling. Centre ceiling light point. Two Wall light points. Double radiator. Telephone points. Window to front.

Box Room / Snug
Flush mounted ceiling light point. Door through to kitchen. Very versatile roof with a range of base and wall cupboards. Double radiator.

Open Plan Living Kitchen
Harlequin tiled splashbacks. Fully fitted modern kitchen with white base and wall cupboards. Granite effect work surfaces with integrated appliances including brushed steel and glass electric fan oven, microwave, 5 ring gas hob, extractor fan. Inset 1 ½ bowl single drainer coated sink unit. Double sink unit with single drainer and mixer tap over. Space and plumbing for dishwasher. Space for full height fridge and freezer. Contemporary full height radiator. Unit matched leaded glass front, shelved display cabinets. Window to side. Solid oak flooring. Archway through to:

Dining / Living Room
Open to the kitchen on two sides, this open plan L shaped room enjoys living and dining areas. Feature fireplace with a log burning stove with beech mantel shelf and stone hearth. Dual aspect with three large sliding patio doors, window to side and two electrically operated Velux roof lights with rain sensors. Inset ceiling light spots. Full height contemporary radiator. Solid oak flooring. Particularly attractive feature chimney breast with brick reliefs and brick back, cut slate hearth and hearth mounted fire.

Utility Room
Space and point for washing machine and tumble dryer. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Full height store cupboard. Goo range of base and wall cupboards. Under unit Worcester Heat slave 26:32 oil fired central heating boiler. Solid oak flooring. Panelled ceiling with inset spots. Door to side. Full height door with central clear glazed light to outside.

From the Hallway is solid oak staircase with balustrade and spindles leading up to:

First Floor Landing
Coved ceiling. Two ceiling light points. Large built in shelved linen cupboard. Oak staircase leads up to the second floor rooms

Bedroom No. 1
Double radiator. Twin overbed light points. Coved ceiling. Fitted range of bedroom furniture with mirrored doors. View out overlooking rear garden and across open countryside. Attic access. Door to:

En Suite Shower Room
Corner shower, fully tiled around with curve door to front with Mira thermostatically controlled mains shower. Twin Jack and Jill unit inset wash basins with cupboard storage beneath. Mini tiles splashback to the washbasins with shaver mirror and light. Adjacent concealed cistern WC. Additional unit matched store cupboard. Inset ceiling light spots. Inset extractor and light. Full height heated towel rail. Tiled floor.

Bedroom No. 2
Coved ceiling. Centre ceiling light point. Double radiator. Window with views overlooking rear garden and open countryside.

Bedroom No. 3
Attractive built in wardrobes with display niches beside. Coved ceiling. Centre ceiling light point. Inset ceiling light spots. Double radiator. Window to front. TV point.

Bedroom No. 4
Wall length built in wardrobes. Coved ceiling. Inset ceiling light spots. Double radiator. Window to front.

Bathroom / Shower Room
Attractive white suite comprising shower fully tiled with curved Aqua lux screen. Wall mounted Mira Sport electric shower. Pebble effect tiled floor. Unit inset wash basin with mixer tap and tiled splashback. Shaver mirror and light over. Adjacent duo flush WC. Good sized enamelled bath with quality mixer tap and shower attachment. Coved ceiling. Inset ceiling light spots. Inset extractor and light over shower.

Continuation of the solid oak staircase. Leading up to:

Second Floor Landing
Velux roof light.

Bedroom No. 5
Useful extensive under eaves storage. Velux roof light. Window to end. TV, and telephone points. Double radiator. Inset ceiling light spots.

Bedroom No. 6
Extensive under eaves storage. Velux roof light. Double radiator. TV point.

Garage

Car Port

Gardens
The rear garden opens up very pleasantly to lawned gardens and patios with particularly attractive and uninterrupted views over the surrounding parkland. The rear garden provides a particularly attractive backdrop to the property with well stocked shrubberies, natural laid stone flagged patios together with lawned area and it retains a high degree or privacy. Within the rear garden is an attractive covered barbecue and seating area.

VIEWING
Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES
Mains Water, Electricity and Drainage. Oil fired central heating. LPG gas hob and fire.

LOCAL AUTHORITY
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 77997

COUNCIL TAX BAND
The Council tax Band is F.





















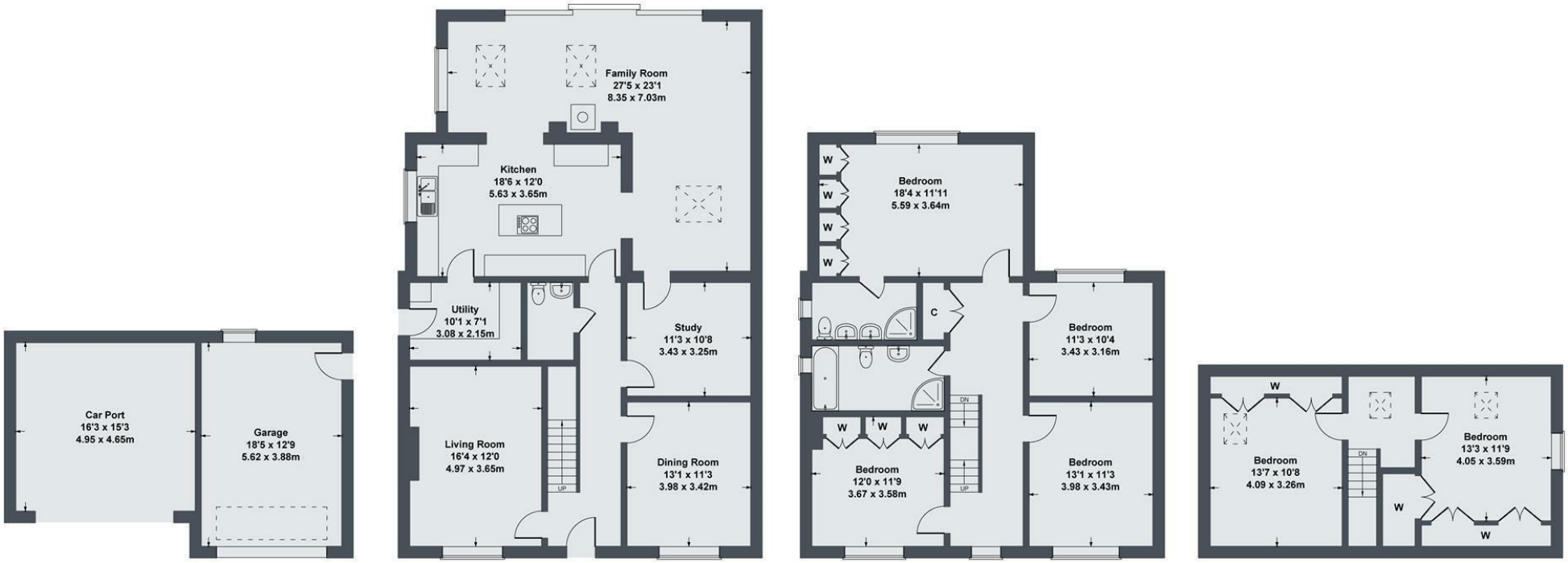






Friston House, East Cowton

Approximate Gross Internal Area
2616 sq ft - 243 sq m



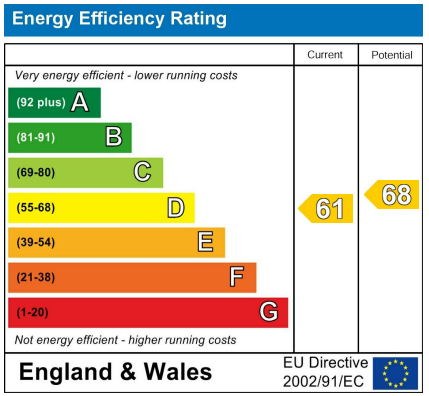
GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

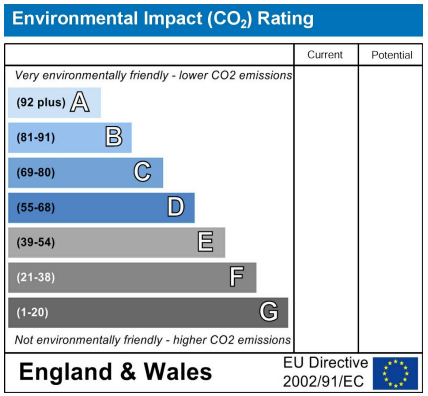
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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· These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.

· All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.

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In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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The Property Ombudsman RICS

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