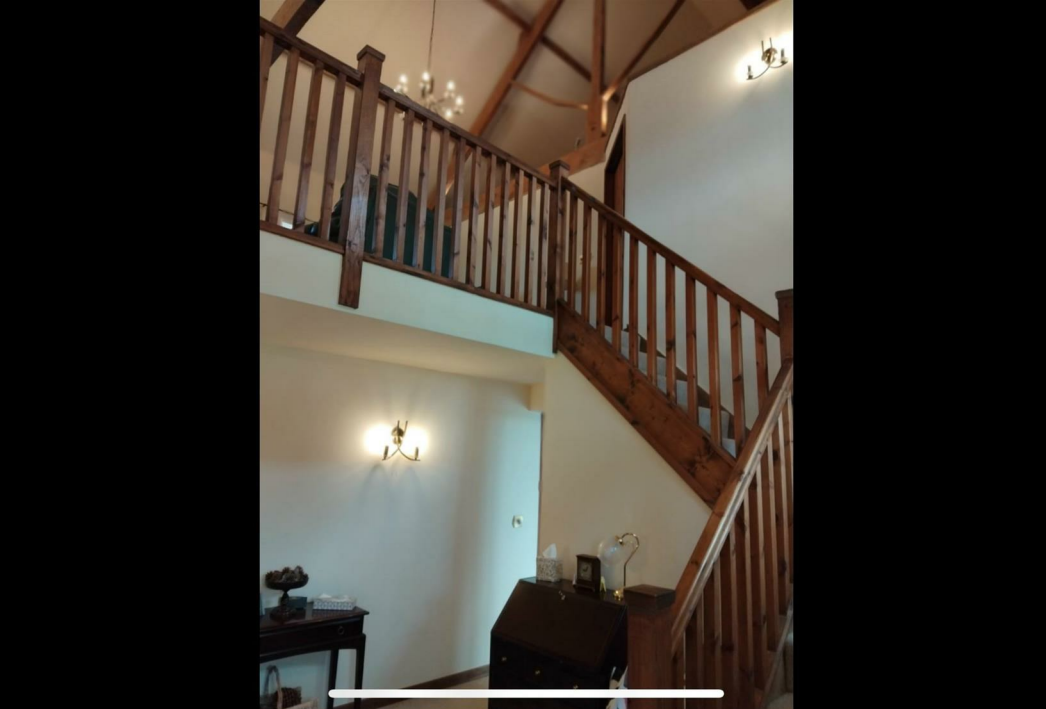




PLANTATION GRANARY EAST COWTON,
NORTHALLERTON, DL7 0JY
OFFERS IN EXCESS OF £470,000



Northallerton
Estate Agency



East Cowton, Northallerton DL7 0JY

This architect designed home is a unique barn conversion with characterful features blending with the comfort and style of modern living. It is supported throughout by oil fired, underfloor heating.

- 4/5 Bedroom 1/2 Reception Rooms
- Double garage with off road parking
- Close to popular village
- Energy efficient
- Character converted barn
- Paddock
- Immaculate presentation
- Eco-friendly property





Call us to arrange a viewing on **01609 771959**

Entrance Hall and Living Area

This welcoming property with traditional features is accessed via a full height hallway with impressive staircase and wooden balcony to first floor and delivers views of first floor ceiling beams. On reaching the head of the staircase the glorious open and spacious living area is revealed complete with its magnificent, beamed ceiling. During the daytime the dual aspect provides natural light from multiple windows. At other times light for the lounge is provided by twin chandeliers and spotlighted beams. The adjacent generous dining area is independently lit by 3 sets of double candle style wall lights. The comfortable dining area conveniently leads into the well-equipped kitchen.

Kitchen

The quality fitted kitchen is lit by LED downlighters and a west facing window. It includes extensive base and wall units with granite effect worksurfaces, accented by under cabinet lighting. There is an inset one and a half bowl sink unit with mixer tap, integrated dishwasher, fridge freezer and 5 ring ceramic hob with brushed steel and glass extractor fan. The smooth flow is further enhanced by an eye level double oven and grill with integrated micro-wave above.

2nd Reception/5th Bedroom (en-suite)

Generous size room currently used as a study but would equally provide a good 5th bedroom with window to the front overlooking open countryside. The en-suite shower room comprises a pedestal washbasin, duo flush toilet, walk in shower with glass sliding screen, thermostatically controlled mains shower and a mirror fronted bathroom cabinet. The bathroom is completed by an extractor fan, a heated towel rail, ceiling downlighters and a window overlooking the rear garden.

On returning to the entrance hall, we have access to the sleeping accommodation.

Master bedroom with en-suite

Good size room enjoying dual aspect windows. En-suite comprising a large walk-in corner shower with curved sliding glass doors to the front, thermostatically controlled mains shower, duo flush toilet, pedestal washbasin, mirror fronted bathroom cabinet, heated towel rail, shaver socket, and ceiling downlighter.

Bedroom 2

Double bedroom, to the rear of the property with a window overlooking the rear garden.

Bedroom 3

Double bedroom to the rear of the property enjoying a full height character arch window allowing views over the rear garden and a high degree of natural light. Central chandelier light.

Bedroom 4

Double bedroom again with a full height character arch window with views of open country to the front.

Main House Bathroom

Quality fitted bathroom comprising jacuzzi bath with waterfall mixer tap and a folding glass shower screen, over bath thermostatically controlled mains shower, washbasin with waterfall mixer tap, mirror fronted bathroom cabinet above, heated towel rail, duo flush toilet, extractor fan, shaver socket.

Utility Room

Area hallway gives access to a rear door and a large size utility room with base units, granite effect worksurfaces with inset stainless steel deep bowl unit, tile effect lino flooring, extractor fan, under counter space and plumbing for washing machine, generous electrical sockets, door through to garage.

Cloakroom

Generous under stairs cloakroom/storage cupboard.

Additional Downstairs W/C

Separate toilet and washbasin vanity unit. Extractor fan.

Garden

To the front of the property is a gravel driveway running the length of the property and also giving access to the double garage allowing for the parking of additional vehicles. There is a lawned garden at the front leading to the front door.

The rear enclosed dog friendly garden includes lawned areas, bark walkway featuring a specimen pendulous silver birch tree. A gate leads to further gardens with fenced boundaries encompassing established trees, multiple vegetable patches and raised beds, greenhouse, lawn and a brick outbuilding housing the water processing plant. Beyond this area is a paddock and an area containing the wind turbine and solar panels. The house gardens and paddock are all contained within a ring fence.

Garage

Double brick-built garage with twin double doors to the front, benefitting from good lighting, multiple power points and contains Grant oil fired boiler.

Services

Private water supply

Private eco-friendly sewerage system

Mains electricity (in conjunction with onsite generation)

Oil fired under floor heating throughout

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

NYCC TAX BAND - E

EPC – B





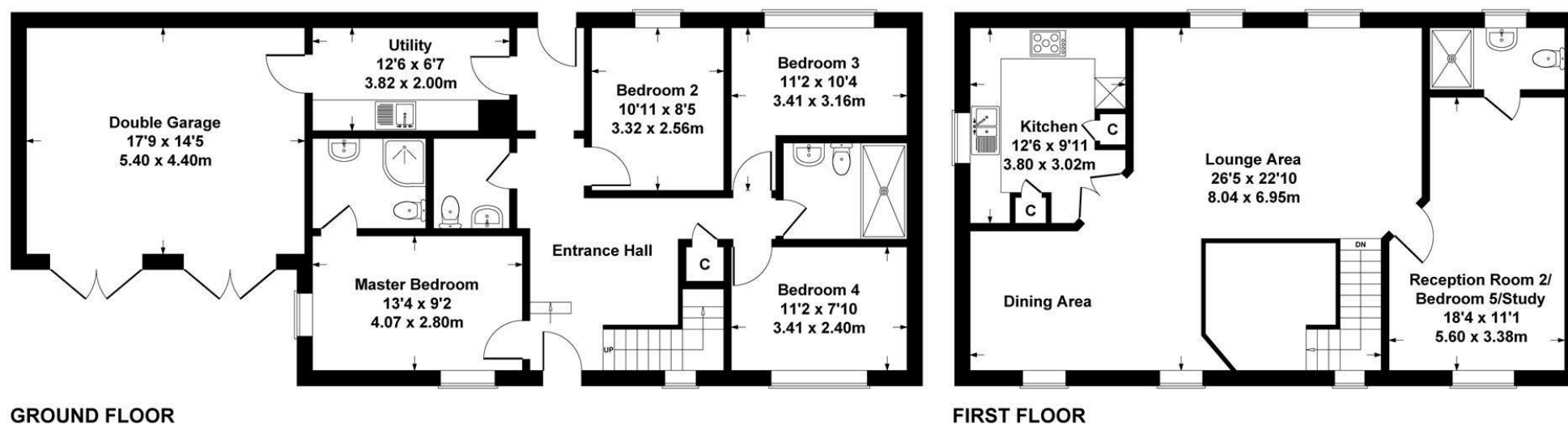
Plantation Granary, DL7 0JY

Approximate gross internal area

House - 154 sq m - 1658 sq ft

Garage - 24 sq m - 258 sq ft

Total - 178 sq m - 1916 sq ft



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.

Produced By Vue3Sixty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	87	91
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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