Dere Cottage Scorton Road, Richmond, DL10 7EQ

£224,950

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REFURBISHED CHARACTER BARN CONVERSION - ideal for PROFESSIONALS, HOMEWORKING, DOWNSIZERS or HOLIDAY LET. For Sale with NO ONWARD CHAIN. Spacious accommodation: 6.41m (21'0") KITCHEN, DINING & DAY ROOM, 6.52m x 4.52m max (21'4" x 14'9") SITTING ROOM, 2 Double BEDROOMS & BATH/SHOWER ROOM. West Facing enclosed GARDEN & 2-Car PARKING.

Excellent access A1(M) & A66 at Scotch Corner (Only 4 miles) with mainline stations at Darlington & Northallerton (About 13 miles) – LONDON Kings Cross about 2 hours 20 minutes); Historic Richmond 4 miles. Brompton on Swale is a very popular village with a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks.

HALL

KITCHEN (New), DINING & DAY ROOM 6.41m min x 2.50m (21'0" min x 8'2")

Plus double cupboard with hot-water cylinder & light point. Fitted with a range of wall & floor units with worktops & 1 & ½ bowl sink. Integrated electric oven & hob with extractor over, integrated dishwasher & plumbing for washing machine. Attractive wall panelling, down-lighting & 3 recessed UPVC double-glazed windows to front.

BATH/SHOWER ROOM (New) 2.82m x 1.48m (9'3" x 4'10")

Panelled bath with bar-shower over, inset washbasin with cupboards under & WC. Attractive tiling & down-lighting.

INNER HALL

Staircase to first floor & deep store cupboard housing Grant oil boiler (New XXXX).

SITTING ROOM 6.52m x 4.52m (21'4" x 14'9")

Attractive wall panelling, down-lighting & feature stone fireplace. Homeworking Area. Recessed UPVC double-glazed windows to sides & UPVC double-glazed door to outside.

FIRST FLOOR

Double BEDROOM 1. 4.59m max x 3.32m (15'0" max x 10'10")

Including built-in wall-to-wall cupboards. Vaulted beamed ceiling, down-lighting & 2 ‘plantation shutter’ Velux windows.

Double BEDROOM 2. 3.10m x 2.49m (10'2" x 8'2")

Plus deep built-in storage cupboard. Vaulted ceiling, down-lighting & ‘plantation shutter’ Velux window.

OUTSIDE FRONT

'Cobbled' courtyard with legal right of access & 3-car parking with outside lighting.

REAR GARDEN

West facing & enclosed lawned garden with flagged patio.

NOTES

(1) Freehold
(2) Mains Water, Electricity & Septic Tank Drainage
(3) Council Tax Band: D
(4) EPC: 59-D
(5) Oil Central Heating System
(6) Some rooms have been 'CGi Dressed'
(7) Maintenance Costs: 20% of the cost of maintaining & repairing the Underground Service Media; 25% of the cost of maintaining the Access & Yard; & 20% of the cost of maintaining the Bin Storage Area.

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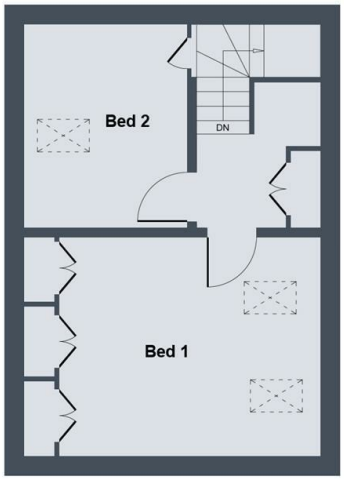
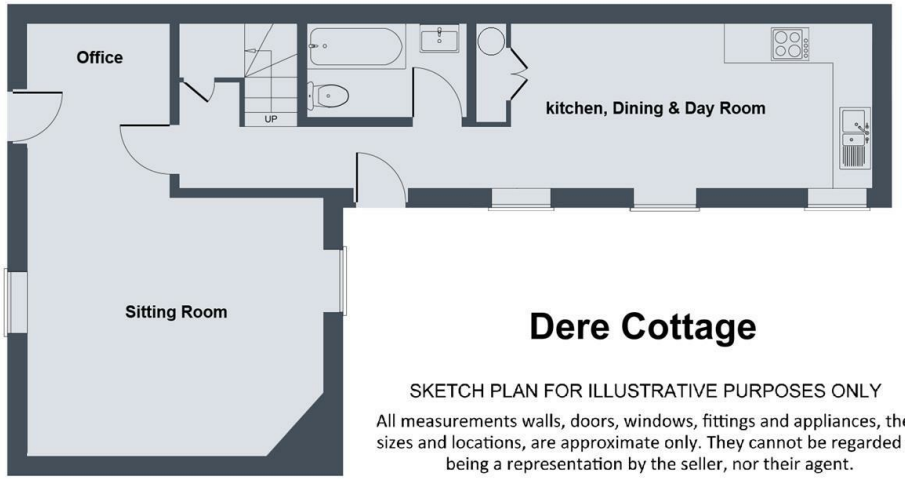


FIRST FLOOR



Dere Cottage

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		100

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales EU Directive 2002/91/EC