



2 Spring Lane, Ellerton Upon Swale, Yorkshire, DL10 6AR
Offers over £450,000



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GORGEOUS 4 Bedroom CHARACTER COTTAGE with Fabulous GARDENS & 6.15m x 3.01m/20'2" x 9'10" STUDIO/WORKSHOP – Wonderful Tranquil Location. The very generous accommodation extends to about 160sqm (1,722sqft) & includes a Deep SITTING ROOM, Large KITCHEN/DINING ROOM, separate 5.85m/19'2" LOUNGE, UTILITY & WC; 4 BEDROOMS, BATH/SHOWER ROOM & EN-SUITE.

Lovely GARDENS, STUDIO/WORKSHOP & PARKING. A Haven for Wildlife & - ESSENTIAL VIEWING.

Ellerton-on-Swale is a tranquil hamlet served by Ellerton Lakeside Farm Shop & Café & the Ellerton Park outdoor facility - See www.ellertonpark.com. Nearby Scorton (2 miles) offers a Post Office, 2 Pubs, a Primary School & a Doctors' Surgery. The historic market towns of Richmond & Northallerton are about 7 & 9 miles respectively – Mainline to LONDON Kings Cross 2 hours 20 minutes.

SITTING ROOM 5.45m x 4.73m (17'10" x 15'6")

A deep room with a fireplace & multi-fuel stove, beamed ceiling & Oak flooring. Staircase to first floor with store cupboard under.

KITCHEN/DINING ROOM 5.83m x (3.69m) 5.15m max (19'1" x (12'1") 16'10" max)

Fitted with a stylish range of contoured & under-lit wall & floor units with wood-block worktops & inset sink. Integrated electric oven/grill with warming oven, & ceramic hob with extractor over; integrated fridge, freezer, wine cooler & dishwasher. PANTRY. Beamed ceiling & down-lighting.

LOUNGE 5.85m x 3.70m max (19'2" x 12'1" max)

Beamed ceiling & double-glazed doors to rear overlooking the gardens.

UTILITY/WC 3.29m x 2.07m (10'9" x 6'9")

Floor units & worktop with plumbing for washing machine & Worcester oil boiler under. Doors to WC & rear.

FIRST FLOOR LANDING

Useful store cupboard.

BEDROOM 1. 5.85m x 3.70m overall (19'2" x 12'1" overall)

At the rear overlooking the gardens. Measurements include wall-to-wall fitted wardrobes &:

EN-SUITE SHOWER ROOM 2.87m x 1.18m min (9'4" x 3'10" min)

Shower cubicle, recessed washbasin & WC.

BEDROOM 2. 4.90m x 2.72m (16'0" x 8'11")

Truss beam & loft access.

BEDROOM 3. 3.70m x 2.83m min (12'1" x 9'3" min)

BEDROOM 4. 3.44m x (2.57m max) 1.79m min (11'3" x (8'5" max) 5'10" min)

BATH/SHOWER ROOM 2.58m max (2.27m) x 1.68m (8'5" max (7'5") x 5'6")

Panelled bath with shower over, inset washbasin & inset WC.

OUTSIDE FRONT

Hard-standing & parking area with stone wall & gate to enclosed cottage garden

Enclosed REAR GARDENS

Flagged patio with stone flower/shrub border & outside lighting. Steps to lawned garden with PERGOLA, BRICK STORE (1.71m x 1.27m/5'7" x 4'1") & LOG STORE. Arbour & walkway to further lawned garden with established shrubs. Gate to rear lawned orchard garden. The gardens are a Haven for Wildlife - The birdsong is amazing.

STUDIO/WORKSHOP 6.15m x 3.01m (20'2" x 9'10")

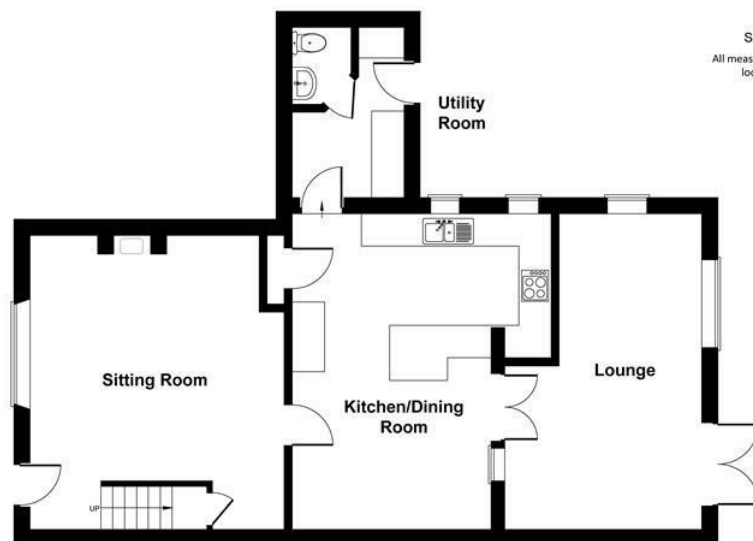
Light & power connected.

NOTES

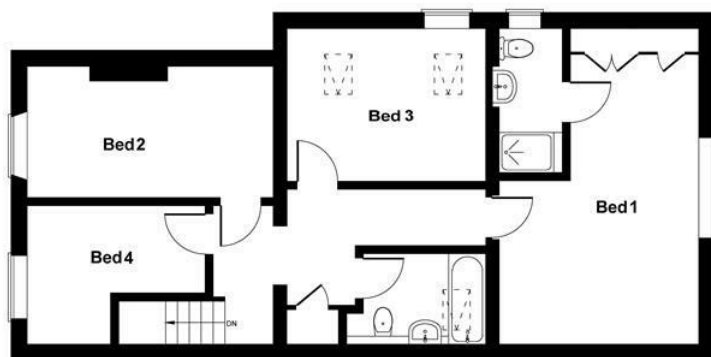
- (1) Freehold
- (2) Council Tax Band: D
- (3) EPC: CURRENTLY C (69) POTENTIAL B (84)
- (4) Septic Tank, Mains Water & Electricity.
- (5) Oil Central Heating & Double Glazing



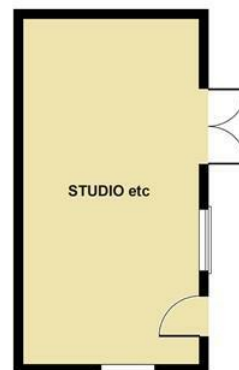
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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FIRST FLOOR



OUTBUILDING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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