



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/SOWER 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/SOWER 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

3-Property courtyard with cobbled 2-car parking with outside lighting.

REAR GARDEN

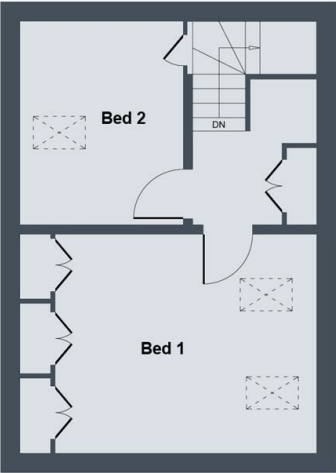
West facing & enclosed lawned garden with flagged patio.

NOTES

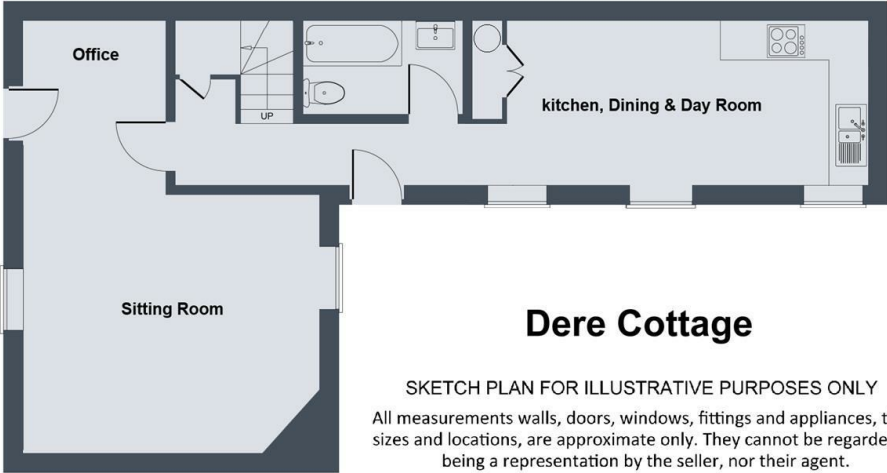
- (1) Freehold
- (2) Mains Water, Electricity & Septic Tank Drainage
- (3) Council Tax Band: D
- (4) EPC: 59-D
- (5) Oil Central Heating System
- (6) Some rooms have been 'CGi Dressed'
- (7) Maintenance Costs: 20% of the cost of maintaining & repairing the Underground Service Media; 25% of the cost of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



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FIRST FLOOR



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(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		
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 	

