PARK COTTAGE, HARGILL LANE,

FINGHALL, LEYBURN, DL8 5NB

£560,000

FREEHOLD

This attractive Grade II listed detached cottage is located in the heart of the ever popular village of Finghall, conveniently placed for Leyburn, Bedale and the A1(M). This lovely home offers spacious and characterful accommodation with a great layout ready for a new owner to put their stamp on and with a great range of outbuildings plus a stunning guest suite, and no onward chain too, all makes for an appealing combination.

NORMAN F.BROWN

Est. 1967

PARK COTTAGE, HARGILL LANE,

• Character Detached Cottage • Three Bedrooms • Grade II Listed • Popular & Convenient Village • Outbuildings - Large Workshop, Garden Rooms, Guest Suite • Private Gardens & Off Street Parking • Oil Fired Heating • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

This Grade II listed home is full of charm and character and ready for a new owner to put their own stamp onto it. With private gardens, a range of outbuildings including a large workshop, garden rooms and a stunning guest suite (The Bothie) too, this great home is one not to miss!

This lovely home opens into a central hallway with stairs to the first floor. To the right is a bright yet cosy snug with a gas bottled fired stove set into an inglenook fireplace and a useful under stairs cupboard for storage. A door leads through to the kitchen at the rear which comprises of a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a draining board. There are built in appliances including a four ring electric hob with an extractor hood over and a double oven under plus a dishwasher too and space for a tall fridge freezer. Off the kitchen and open to, is a rear hallway providing access to the garden and there is also a downstairs W.C and a utility room housing the oil fired boiler, with plumbing for a washing machine and a Belfast style sink. Also off the rear hall, a door leads to a lovely spacious room comprising of a dining area, with space for a large dining table and chairs plus a dresser providing a great space for entertaining. Two steps lead to a bright sitting room with a log burning stove set into an inglenook fireplace providing a cosy feel.

To the first floor an attractive picture window creates a bright landing with an attractive outlook over the rear garden. Off the landing are the three bedrooms with Bedrooms one and two, both excellent doubles, to the front having sash style windows and cast iron ornamental fireplaces. Bedroom one has built in storage over the stairs and bedroom two has built in wardrobes. Bedroom three is a great single set to the rear with another attractive view of the garden. The shower room is also spacious and comprises of a large step in shower with a tall screen and an electric shower, a low level W.C and a pedestal mounted wash basin.

Outside

The property has an attractive frontage with a paved driveway providing off street parking. There are gravelled areas and attractive lawned gardens too with inset trees, a walled rose garden and shrub borders. Hedged boundaries provide privacy and there is gated access to the rear.

The South facing rear garden is mainly lawned with paved seating areas and flower bed borders with fenced boundaries ensuring a private area for sitting out or entertaining.

To the rear is also a spacious workshop with windows, lighting and power points and leads round to two further garden rooms, ideal for storage or ready for conversion into another entertaining space looking out onto the garden.

The Bothie is a stunning space with exposed wood beams, an inglenook fireplace and stone slab flooring that has been used as a guest suite by the current owners and comprises of a living space and bedroom area with an en suite shower room including a shower enclosure, pedestal mounted wash basin and a low level W.C. The Bothie could also be used as an at home office or gym and would make a great space for an older child.

Location

Finghall is a popular village with excellent transport links with Junction 51 of the A1(M) close by as well as the market towns of Leyburn, Bedale and Richmond. There is also a regular Leyburn to Northallerton bus route. where there is a mainline Train station to Kings Cross. The village has The Queens Head pub, which serves excellent food and the village. The nearby market town of Bedale was Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes

place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – G

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes (Finghall)

Listed Building Yes Grade II

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Windows - mix of wood sash windows with secondary double glazing and some double glazed timber windows.

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk:

Has the property ever suffered a flood in the last 5 years – no

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

PARK COTTAGE, HARGILL LANE,

The Bothie

PARK COTTAGE, HARGILL

ADDITIONAL INFORMATION

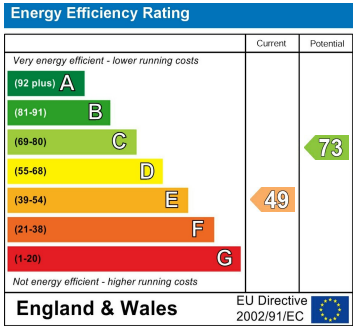
Local Authority – North Yorkshire Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2559.30 sq ft

Tenure – Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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