



RENDER
ALARMS

THE NORTHWING

THE NORTHWING THE GRANGE
Sowerby Under Cotcliffe



GSC GRAYS

PROPERTY • ESTATES • LAND

THE NORTH WING, THE GRANGE SOWERBY UNDER COTCLIFFE

North Yorkshire, DL6 3RE

North Wing is a delightful conversion set within the rural hamlet of Sowerby under Cotcliffe with fine views over open countryside. The generous accommodation offers: entrance hall with half glazed entrance door, wooden floor and coat hooks, along with access to the side of the property. There is a downstairs cloakroom with w.c, together with a very spacious open plan living and kitchen room accessed through double glazed doors with both traditional and modern features, such as beamed ceilings, inset open fire with glass front, wooden floor and spot lights. There is a small office/storage cupboard off the living area and door to the staircase. Large archway through to the kitchen/dining area with Velux windows, together with feature curved windows providing an abundance of light and fitted with a range of wooden base and wall units with white work surfaces, incorporating double Belfast sink, Range electric oven, fridge freezer and dishwasher. There are two sets of Patio doors to the rear garden. The utility room is accessed via the kitchen with plumbing for a washing machine and shelving. To the ground floor there are two good-sized double bedrooms, one with access to the rear garden and a Jack and Jill bathroom partly tiled comprising of white suite with bath, separate enclosure with mains shower, pedestal hand basin, w.c with tiled floor.

To the first floor there is a passage landing with feature window overlooking the kitchen/dining room and two further bedrooms, one is a good-sized double room overlooking the landing with fitted wardrobes and further cupboard together with en-suite shower room partly tiled with hand basin, w.c and tiled floor. The other is a good single room with en-suite shower room partly tiled with hand basin and w.c with tiled floor.

Externally, to the front there is cobbled forecourt giving parking for two vehicles, side access gate for bins. Attractive rear part walled garden with decking area, lawns and flower beds.



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Situation and Amenities

Sowerby under Cotcliffe is a rural North Yorkshire hamlet with plenty of bridleways to explore the surrounding countryside. The historic market town of Northallerton is approximately 3 miles provide local amenities such as a variety of shops, cafes, restaurants, schools, hospital, leisure facilities, public houses and train station providing links to Edinburgh, Newcastle, Darlington and London Kings Cross.

Northallerton 3 miles, Darlington 18 miles, Stokesley 14 miles.
All mileage is approximately.

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £1,600 per calendar month, payable in advance by standing order. In addition, a deposit of £1846 shall also be payable prior to occupation.





Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.



References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Services and Other Information

The heating is supplemented by solar panels'electric. There is mains water and drainage. There is the addition of an Electric Car Charging Point.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

Local Authority and Council Tax

Hambleton District Council for Council Tel: 01609 7672300

For Council Tax purposes the property is banded D.

Particulars and Photographs

The particulars update September 2026.

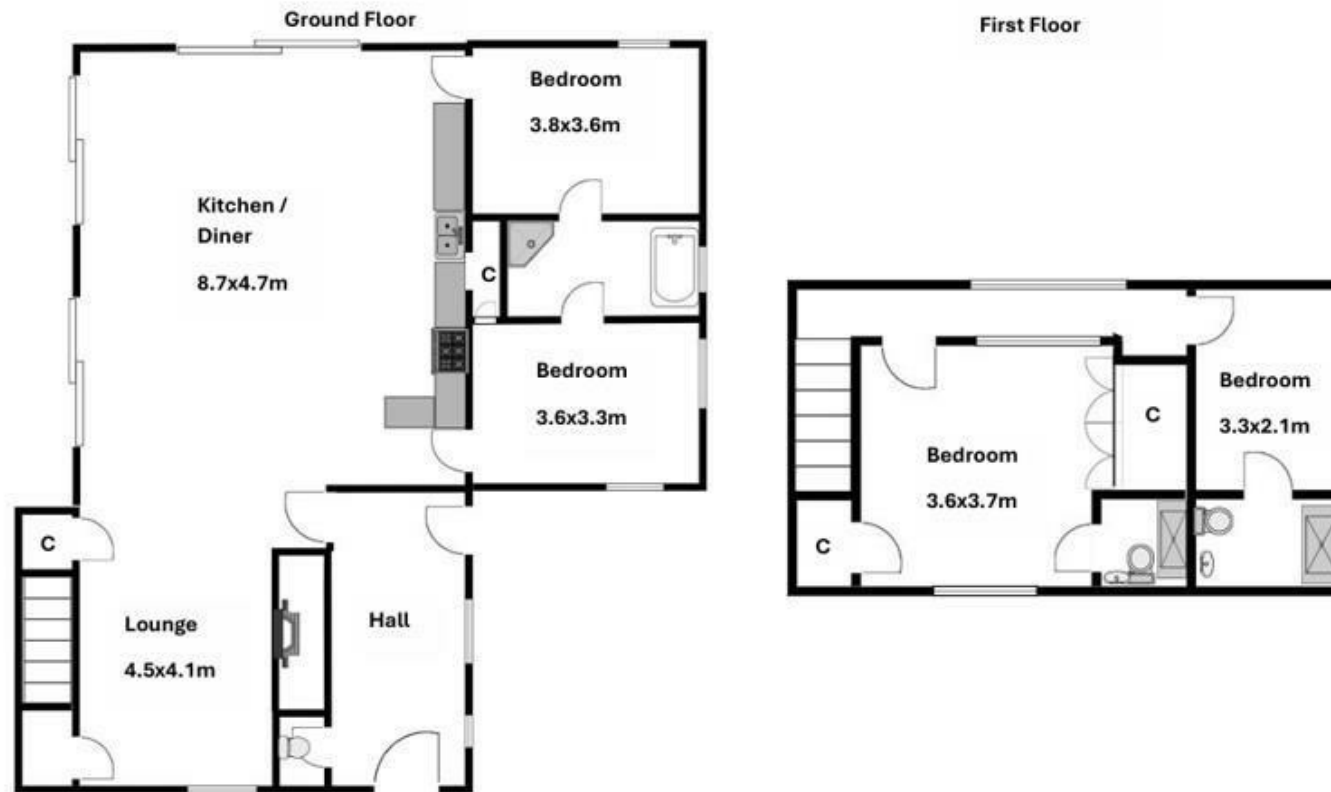
The photographs were taken February 2023 and September 2026.

Disclaimer

GCGS Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

The North Wing, The Grange, Sowerby Under Cotcliffe, Northallerton, DL6 3RE



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.

Protected

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	71	
(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

