Pear Tree Cottage Barningham, Richmond, DL11 7DW

Asking price £325,000

marcus alderson estate agents

Marcus Alderson
7 King Street, Richmond, North Yorkshire, DL10 4HP
Tel: 01748 822711
Email: info@marcusalderson.co.uk
Website: www.marcusalderson.co.uk

Pear Tree Cottage Barningham, Richmond, DL11 7DW

Offered for sale with no onward chain. A quintessential village cottage in a much sought after location, set back off the main road in a quiet courtyard garden. Having an idyllic 37.20m/122 ft enclosed rear garden. The cottage boasts a lovely 6.40m/21ft beamed Main Reception Room with handsome fireplaces at each end. Beyond are the fitted Kitchen, Utility Room, WC and a double glazed Conservatory with wonderful views of the gardens. Upstairs are 2 double Bedrooms, a single Bedroom and a generous sized bathroom. The Gardens are a sheer delight and back onto open land at the rear.
This highly regarded village is situated off the A66, between the historic Georgian market towns of Richmond and Barnard Castle. The village sits within a Conservation Area and along with great walking country, offers a thriving Village Hall, Coghlans the village shop, bakery and cafe/restaurant. The Milbank Arms Public House and a Church.

PORCH
With an outside welcome lights and a door leading into the main reception room.

MAIN RECEPTION ROOM 6.40 x 3.80 (20'11" x 12'5")
A room full of character with two imposing fireplaces. one stone backed housing a multi fuel stove and a second fireplace with an open grate and a beamed mantel. Beamed ceiling, nook recess, tv point, two double glazed windows to the front and door leading into the inner hallway.

INNER HALLWAY
With stone staircase leading to the first floor with under stairs shelving. Doors lead into the kitchen and the boot room.

BOOT ROOM 2.42 x 1.70 (7'11" x 5'6")
A handy storage room housing the meters with a window to the rear.

KITCHEN 3.16 x 2.44 (10'4" x 8'0")
With a range of wall, base and drawer units with worktops and up stands, sink unit with mixer tap over, integrated dishwasher, electric Bosch oven induction hob, extractor hood, display shelving unit, breakfast bar, A door leads into the utility room.

UTILITY ROOM
With plumbing for a washing machine and tumble dryer space, a stable door leads into the conservatory.

CONSERVATORY 4.50 x 2.52 (14'9" x 8'3")
Exposed stone wall, tiled flooring, double glazed windows and double glazed French doors leading out to the rear garden. A door leads into the downstairs w.c.

DOWNSTAIRS W.C
W.c and a wash hand basin, electric radiator, spot lights and a double glazed window.

FIRST FLOOR LANDING
Beamed ceiling. Doors lead into the bedrooms and the family bathroom.

BEDROOM 1. 3.76 x 3.30 (12'4" x 10'9")
A double bedroom with fitted robes, double glazed window to the front, electric radiator and loft hatch providing access into the roof void which is partially boarded and has a light and a loft ladder.

BEDROOM 2. 3.74 x 3.0 (12'3" x 9'10")
A double bedroom with exposed floor boards, electric radiator and a UPVC double glazed window to the front.

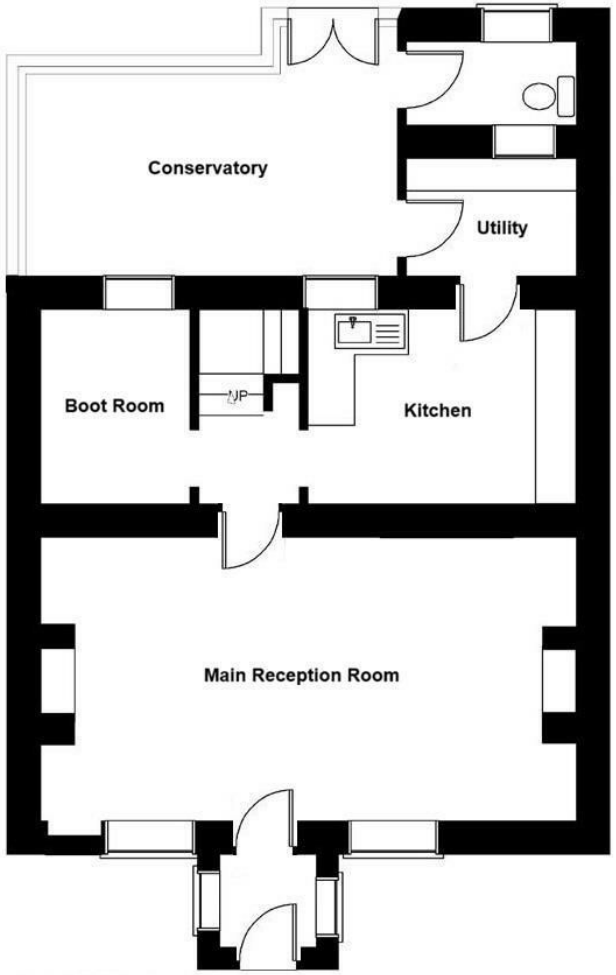
BEDROOM 3. 2.52 x 1.76 (8'3" x 5'9")
Electric radiator and a UPVC double glazed window to the rear.

FAMILY BATHROOM 3.08 x 2.46 (10'1" x 8'0")
Bath with Triton electric shower over and glass shower screen, wash hand basin, w.c, exposed floorboards, period style electric radiator and a double glazed window to the rear, velux window and airing cupboard housing the hot water tank.

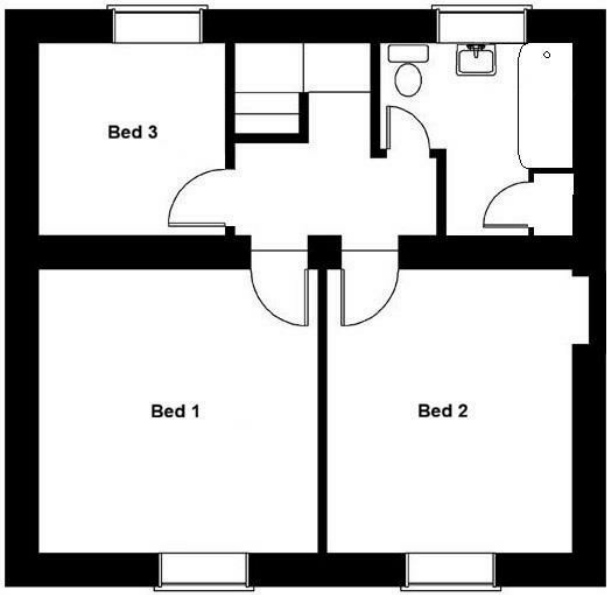
EXTERNALLY
The cottage is situated down a lane opposite the village water fountain on the green.
To the front of the property there is a stone flagged and cobbled approach with lawn and stone flower/shrub bed. Wisteria and pear tree. Outside welcome light and useful STORE BUILDING.
To the rear of the property Extending to 37.20m/122 ft in length, the enclosed mature rear gardens are an absolute delight. The Conservatory opens onto a stone flagged patio and overlooks the lovely lawned gardens. Beautifully presented and planted with specimen shrubs, flowers and trees. SUMMER HOUSE with box hedged patio and GARDEN SHED. Wonderful dry-stone planted borders with Holly and Cherry, Plum and Apple trees. Beyond the garden is open land...wonderful. There is side access to the front.

NOTES
* FREEHOLD
* COUNCIL TAX BAND D
* DIRECTIONS: The cottage is down a lane opposite the village water fountain on the green - see photograph.

ASKING PRICE £325,000

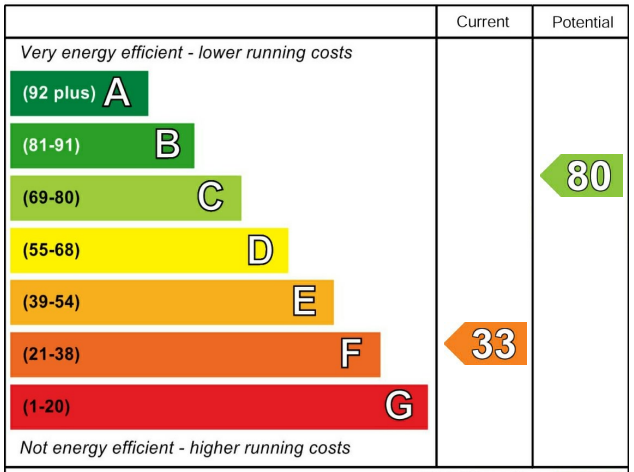


SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent



FIRST FLOOR

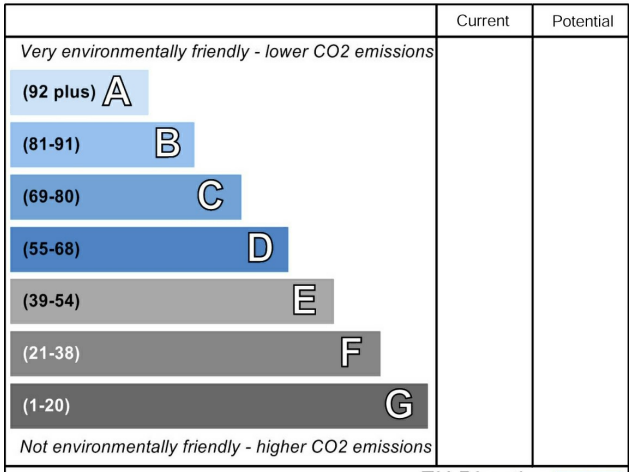
Energy Efficiency Rating



England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating



England & Wales

EU Directive 2002/91/EC

LES CHAMPIGNONS

BOSCH