

MOOR LANE COTTAGE

NEWSHAM, RICHMOND
NORTH YORKSHIRE, DL11 7QZ

GFW.

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APPROXIMATE MILEAGES

Barnard Castle 7 miles - Richmond 8 miles -
Darlington 17 miles

PROPERTY SUMMARY

A beautifully presented and charming two bedroom semi-detached cottage with a useful loft room. Available with delightful cottage gardens to the rear and no onward chain.

OFFERS OVER £240,000





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The Area

Newsham is an ideally situated village lying just to the south of the A66, being well placed for Barnard Castle, Richmond and Darlington. The village is within easy reach of two pubs, with a deli/farm shop and tea-room located over a mile away in the village of Barningham. There is also a pre-school and a junior school available in nearby Ravensworth which benefits from a direct bus service from Newsham. It lies but 9 miles from Scotch Corner which provides links with the major commercial centres of the North-East via the A1(M) and A66. Darlington Main Line Railway Station and Durham Tees Valley Airport offer further communications with the rest of the country.

The Property

Moor Lane Cottage is a beautifully presented and charming semi-detached cottage, occupying a pleasant position within the village of Newsham. Ideally suited to a variety of purchasers, the property is available with no onward chain.

The main entrance leads into the reception vestibule, where to the left hand side lies the living room. Featuring a wood burner set within an inglenook, the room is light and airy.

To the rear lies the kitchen/diner, which is fitted with a range of base and wall mounted storage units, topped with contrasting worktops which incorporate a porcelain sink. Integral appliances include an electric four ring hob with an extractor fan over, an eye level oven and grill, a dishwasher and a fridge/freezer. The pleasant dining area enjoys a lovely outlook to the gardens.

Returning to the reception vestibule, stairs rise to the first floor landing. The master bedroom is a well proportioned double facing the front elevation, featuring a range of fitted wardrobes, while the second bedroom is a good sized single to the rear.

The bathroom is fitted with a white suite comprising a low level WC with a concealed cistern, a wash hand basin set within a vanity unit, a panel enclosed P shaped bath with a shower over and a heated towel rail.

To the rear of the property, there is a delightful, well stocked cottage garden which is predominantly laid to lawn and features planted borders. There is a useful stone outbuilding providing an electricity and water supply, currently utilised as a useful utility room. In addition, there are two timber sheds to the side, as well as a detached timber building with lighting and power, which could be utilised for a number of









purposes.

Tenure & Possession

Freehold, available with vacant possession upon completion.

Note

The field to the rear of the property benefits from a water supply sourced from Moor Lane Cottage. The owners of Moor Lane Cottage provide water under a local arrangement.

EPC Rating

This property has been certified with an EPC Rating of D/55.

Local Authority

North Yorkshire Council. The property is Council Tax Band C.

Utilities

The property benefits from mains electricity, water and drainage. The property is heated by an oil fired boiler.

Parking

Unallocated off road parking is available on street.

Characteristics

Broadband is currently connected with average download speeds of approximately 500mbps, with speeds of up to 1600mbps available locally. Mobile coverage is available, interested parties are advised to perform their own due diligence in respect of availability.

what3words

Every three metre square of the world has been given a unique combination of three words.

///issued.rekindle.dare

Viewings

Viewings are strictly by prior appointment with GFW.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





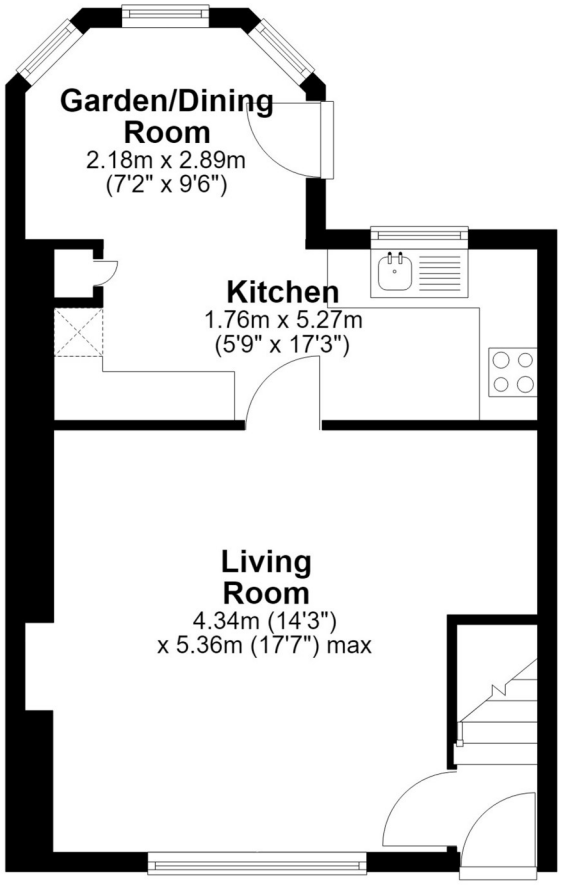




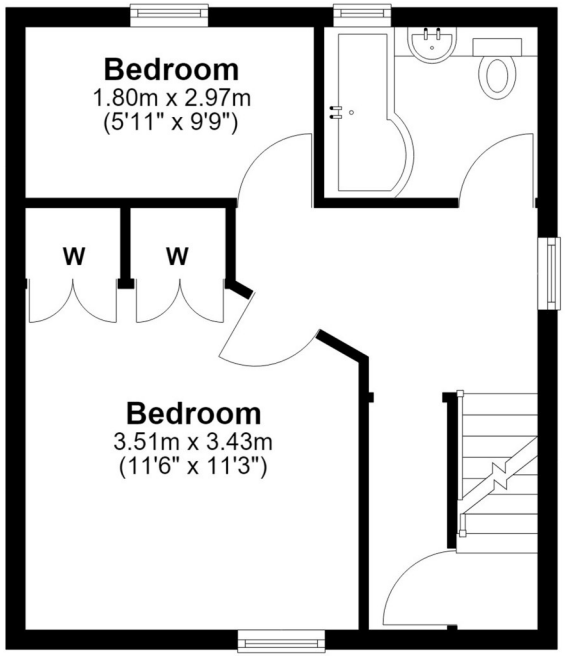


Moor Lane Cottage
Newsham

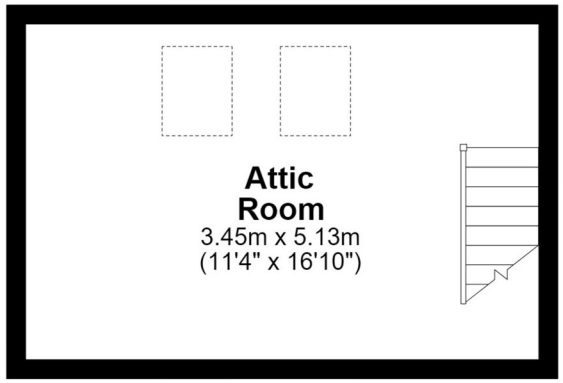
Total area: approx. 88.9 sq. metres (957.4 sq. feet)



Ground Floor



First Floor



Second Floor

GFW.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.
Created especially for George F White by Vue3sixty Ltd

FLOOR PLAN

MOOR LANE COTTAGE

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