

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY

THYME COTTAGE
SOUTH OTTERINGTON, NORTHALLERTON DL7 9HQ



AN IMMACULATELY PRESENTED, COMPLETELY REFURBISHED WELL LAID OUT AND SPACIOUS 2-BEDROOMED VILLAGE RESIDENCE IN MUCH SOUGHT AFTER AND HIGHLY DESIRABLE NORTH YORKSHIRE VILLAGE

- Fully double glazed
- Large Sitting Room with Wood Burner
- Large Dining Room with Wood Burner
- Two Double Bedrooms with Private Bathrooms
- Chippings Hardstanding to Front for Two Vehicles
- Nice Village Location

RENT: £675.00 Per Calendar Month

THYME COTTAGE, SOUTH OTTERINGTON

SITUATION

Northallerton	4 miles	Ripon	12 miles
Thirsk	7 miles	A1	8 miles
A19	10 miles	Darlington	20 miles
York	30 miles	Leeds	40 miles

(All distances are approximate)

This well laid out village residence is very attractively situated in a quiet corner location to the rear of the green in this much sought after and highly desirable North Yorkshire village of South Otterington which enjoys the benefit of locally renowned Primary School, Public House/ Restaurant and Church.

The property is very conveniently situated in relation to the local market towns of Northallerton, Thirsk and Bedale and within easy commuting distance of a range of further market towns including Darlington, Richmond and York.

The property is within easy reach of the A1 and A19 Trunk Roads which provide good access to routes north and south bringing Tyneside, Teesside, Leeds and West Yorkshire within easy travelling distance and providing excellent links into the main arterial road networks of the UK.

AMENITIES

Shopping - market town shopping is available at Northallerton, Thirsk and Bedale whilst larger shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools - The area is well served by good state and independent schools. A locally renowned Primary Schools is situated at South Otterington whilst comprehensive schools can be found at Northallerton, Thirsk and Bedale. Independent Schools at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm and Ampleforth.

Shooting & Fishing - The property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and the Yorkshire Dales and close to good local rivers and ponds.

Racing - Catterick, Thirsk, York, Sedgefield, Redcar, Ripon, Beverley and Doncaster.

Golf - Romanby (Northallerton), Thirsk, Darlington, Bedale, Richmond and Catterick

Walking - the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property.

Leisure Centres - Northallerton, Thirsk and Bedale.

DESCRIPTION

The property comprises a brick built with clay pantile roof former pair of village cottages which has been converted into a luxurious, fully refitted and refurbished, 2-bedroomed country cottage. The property enjoys a host of original features including stone floors and beamed ceilings. Externally the property enjoys hardstanding for a number of vehicles to the front with concrete walkway to the side giving access to the front porch and door.

The property at present enjoys the benefit of a Greenhouse which will be left for the benefit of a tenant.

Internally the property is well laid out and spacious enjoying the benefit of two good sized reception rooms both of which enjoy the benefit of wood burning stoves together with a large kitchen running the full width to the rear of the property which has been completely refurbished by the owners and fully double glazed. The property has twin staircases off to large double bedrooms on the first floor, both of which enjoy private facilities.

The property should be viewed to be fully appreciated.

ACCOMMODATION

In through front door with etched glass top panels into:

ENTRANCE VESTIBULE 9' 2" x 3' 6" (2.79m x 1.06m)

With one wall light point. Wooden panelled door into:

DINING ROOM 16' 7" x 10' 6" (5.06m x 3.20m)

With beamed ceiling, ceiling light point, four wall light points, feature fireplace comprising exposed brick surround and back, hardwood mantle shelf, natural stone tiled hearth, half mounted multi-burning stove. Within the room there is a thermostatically controlled floor mounted radiator, telephone point. Exposed pine door through into Kitchen and twin rough oak doors through to:

SITTING ROOM 16' 1" x 13' 2" (4.91m x 4.01m)

With beamed ceiling. Floor in natural large quarry tiles. Brick fireplace and back plate with wooden mantle shelf and natural tiled hearth. Half mounted multi-burning stove. This room has four wall light points, a centre ceiling light point and floor mounted, Victorian style radiator. Exposed brick feature wall to one wall. Telephone point. Two picture windows to side and good sized window to front giving good degree of natural light. Door to:

KITCHEN 24' 6" x 8' 1" (7.47m x 2.47m) max.

Attractive quarry tiled floor. Twin staircases to first floor. Fitted range of light oak fronted base cupboards plus three drawer chest of drawers. Granite effect work surfaces. Belfast sink with easy turn mixer tap over. Unit inset four ring electric hob. Plinth mounted oil fired Rayburn which serves for cooking, heating and hot water. Beamed ceiling. Four ceiling light points. Two floor mounted antique effect radiators. Space for fridge freezer and two useful understairs store cupboards.

Twin staircases: One staircase is the original staircase with stained wooden balustrade that leads up to:

MAIN BEDROOM 16' 5" x 13' 0" (5.01m x 3.96m)

With laid and polished pine floor. Heavily beamed ceiling. Exposed chimney breast with ornamental fireplace. Ceiling light point. Low level antique effect radiator. Views onto front garden. Built in airing cupboard housing Tribune Duplex stainless hot water tank and pressurising system with extensive shelved storage and cupboard storage over.

SHOWER ROOM

8' 6" x 8' 2" (2.59m x 2.49m)

With heavily beamed ceiling, ceiling light spots. Natural stone tiled floor. Walk in shower cubicle with main tray and drying area. Grohe mains shower. Matching pedestal wash basin and WC. Tiled splashback to washbasin.

The second staircase off the Kitchen gives access to the other side of the house. The half landing at the top leads to:

BEDROOM 2

16' 1" x 10' 8" (4.91m x 3.25m).

Heavily beamed ceiling, ceiling light point. Exposed brick chimney breast with ornamental inset former fireplace with natural stone hearth. Stained and polished pine floorboards. Architecturally attractive radiator.

BATHROOM

9' 1" x 8' 0" (2.77m x 2.44m)

With tiled floor, inset ceiling light spots. Heated towel rail and radiator. Suite comprising cast bath on silvered feet with mixer tap and shower attachment over. Pedestal wash basin with green tiled splashback. Matching WC.

GARDENS

Externally the property enjoys hardstanding for a number of vehicles to the front with concrete walkway to the side giving access to the front porch and door.

There is a good area of lawned garden together with a further area which has been securely fenced of wild garden which the tenant will be welcome to utilise.

The property at present enjoys the benefit of a Greenhouse which will be left for the benefit of a tenant.

GENERAL REMARKS & STIPULATIONS

RENT

£675.00 per calendar month

VIEWING

Through Northallerton Estate Agency – tel. No. 01609 – 771959

COUNCIL TAX

The Tenant will be responsible for paying the Council Tax on the property. Hambleton District Council verbally informs us that the Council Tax Band is Band D (£1,453.98 p.a.)

SERVICES

The Tenant will be responsible for paying all mains services and fuel consumed on the property, including electricity, oil, water and telephone.

REFERENCES

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them, together with a cheque for **£30.00** per person.

AGENT'S FEES

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£180.00**.

BOND

The Tenant will be required to pay a Bond of **£750.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

DECORATION

The property will be let on the understanding that no decoration is undertaken by the Tenant and the property is returned in the same decorative order as it is let out.

PERIOD OF LETTING

6/12 months initially on an Assured Shorthold Tenancy.

INSURANCE

The Landlord will insure the structure and his contents and the Tenant will insure his/her contents.

PETS

The property is let on the condition that no animals or pets are kept on the property.

SMOKING

A no smoking policy should be observed inside the house.

GARDENS

The gardens are to be kept tidy throughout the Tenancy term and the Landlord reserves the right to have the gardens put back into reasonable order at the end of the term should the Tenant not have honoured their obligation and the cost of this will be deducted from the Bond.



COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

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