

**WARREN COTTAGE
YAFFORTH, NORTHALLERTON DL7 0LT**



AN IMMACULATELY PRESENTED, WELL LAID OUT & PARTICULARLY SPACIOUS, 4-BEDROOMED DETACHED COUNTRY RESIDENCE OF CHARACTER AND SUBSTANCE SITUATED IN A SUPERB RURAL LOCATION AMIDST WELL LAID OUT LANDSCAPED GROUNDS & GARDENS WITH PANORAMIC VIEWS OVER SURROUNDING COUNTRYSIDE

- A Generously Proportioned 4-Bed Family House
- Large Loft Ideal for Further Residential Accommodation
- Attractive Mature, Private Grounds & Gardens
- Detached Double Garaging & Additional Hardstanding
- Set Amidst Rolling Yorkshire Countryside
- Easy Commuting Distance of Local Centres of Commerce

Offers in the Region of £550,000
AVAILABLE FOR EARLY COMPLETION

Warren Cottage, Yafforth, Northallerton DL7 0LT

SITUATION

Northallerton	3 miles	Bedale	10 miles
A.1	10 miles	Darlington	17 miles
Teesside	25 miles	A.19	11 miles
Thirsk	11 miles		

(All distances are approximate)

Warren Cottage, Yafforth is situated amidst very attractive and picturesque North Yorkshire countryside midway between the village of Danby Wiske and the hamlet of Yafforth which are situated on the outskirts of Northallerton, the much sought after and highly desirable North Yorkshire county town.

The property occupies a large plot with landscaped grounds and gardens and enjoying panoramic views over the surrounding countryside. It is nicely set back from the minor road from Yafforth to Danby Wiske and occupies a slightly elevated and commanding position. It is bordered by attractive arable and grassland and enjoys an attractive woodland area to its rear.

AMENITIES.

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

Additionally the property is within an hour's travelling distance of the coast at Whitby, Scarborough & Redcar where excellent additional leisure facilities and activities can be found.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, and Darlington.

Riding & Cycling – The property is in a superb rural location with many quiet country lanes ideal for riding and cycling.

Communications - This area enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 12 miles of the property together with main line train stations at Northallerton and Darlington, linking to London to Edinburgh and bringing London within some 2 ½ hours commuting time. Additionally via the Transpennine route that calls at these stations there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

Schools - The area is well served by good state and independent schools. Local comprehensive schools can be found at Northallerton, Thirsk and Richmond, whilst independent schools can be found at Yarm, Teesside, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Shopping – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all very accessible.

Leisure Centres - Within the Northallerton area there is a useful Leisure Centre with leisure pool.

Equine & Hunting – The property lies in an area which is well serviced for equine and hunting pursuits. It lies within the Bedale Hunt Country and is within easy boxing distance of local renowned packs including the Hurworth, Bilsdale, Bramham, Sinnington and York & Ainsty.

There are livery stables close by.

DESCRIPTION

Warren Cottage at Yafforth comprises a substantial brick built with pantile roof 4 double bedroomed detached country residence of character and distinction which is situated in a superb rural location with panoramic views over the surrounding countryside.

Internally the property enjoys the benefit of UPVC sealed unit double glazing, oil fired central heating and is immaculately presented and appointed throughout.

The property enjoys generously proportioned accommodation with a host of attractive features; quality craftsmen fitted kitchen, bathroom and en-suite. On the ground floor the large main reception area is nicely divided into three areas with central archways. This room offers great scope to provide separate rooms subject to purchaser's requirements and additionally the property enjoys separate dining room, superb sun lounge and particularly well laid out attractively presented kitchen / diner with separate utility room and beamed reception hall with open fire. To complete the ground floor is a quality fitted shower room. To the first floor are 4 double bedrooms, one with en suite facilities and a further family bathroom. There is access to the loft area which offers tremendous potential for a second storey subject to the necessary building regulations. This is already furnished as a room and has windows to one end.

Externally the property enjoys the benefit of landscaped grounds and gardens which are an attractive mix of large lawned areas with deep and internal shrubberies, natural laid stone patio and seating area together with well placed hedging providing areas of seclusion and privacy accessed via arched hedging. There is a tarmac driveway which offers extensive hardstanding and leads down to the detached, quality built double garage which has additional hardstanding to side and front and all of the property has post and rail or hedged boundaries.

The offering of Warren Cottage provides an all too rare opportunity for the discerning purchaser to acquire a quality, substantial country residence with well laid out and immaculately presented accommodation situated in a superb rural position.

ACCOMMODATION

In through hardwood front door with top etched glass panels into:

Entrance Vestibule 6'7" x 5' (2.01m x 1.52m)

With coved corniced ceiling. Ceiling light point. Picture window to side looking onto front garden. Archway through to:



Reception Hall

15'9" x 10'6" (4.80m x 3.20m)

With heavily beamed ceiling. Feature fireplace comprising carved mahogany surround and mantle shelf. Tiled hearth. Inset cast fire surround, grate and hood with tiled inset reliefs. Two wall light points. Double radiator. TV point. Stairs to first floor with useful storage recess under stairs. Door to kitchen and reception rooms. Multi paned door gives access to full length open plan living area with twin central arches offering tremendous scope to provide for up to three reception rooms subject to purchasers requirements, presently utilised as two distinct reception area, sitting and living rooms as follows:



Sitting Room

17'6" x 11'9" (5.33m x 3.58m)

Enjoying the benefit of coved corniced ceiling. Central ceiling rose and light point. Feature fireplace comprising carved mahogany surround and mantle shelf. Tiled hearth, tiled inner relief and open grate. Single and double radiator. TV point. French door through to Dining Room. Archway through to:

Living Room

21'4" x 11' (6.50m x 3.35m)

With central archway and enjoying coved corniced ceiling throughout. Two ceiling light points with centre ceiling roses. Door through to kitchen. Double radiator. Good views out to side and rear over patio and garden. French doors through to Sun Lounge.



Dining Room

15'5" x 10'10" (4.70m x 3.30m)

With coved ceiling. Centre ceiling rose and light point. Double radiator. TV point. Large double glazed windows to two sides providing for a high degree of natural light.



Sun Lounge

14'9" x 12'6" (4.49m x 3.81m)

Through twin multi paned French hardwood door. Glazing to three sides. Stained, varnished and panelled ceiling. Tiled display window ledges. Fully tiled floor. French doors out to aforementioned patio. Two wall light points. Double and single radiator. Superb views. Arched picture window looking through to the Dining Room.



Multi paned hardwood doors from the Sitting Room into:

Kitchen / Diner

15'9" x 13'8" overall (4.80m x 4.16m) overall

Nicely divided into kitchen and dining area with the kitchen area having a superb range of Shaker style base and wall cupboards with wrought iron door furniture, wood block effect work surfaces with inset single bowl, single drainer stainless steel sink unit with matching mixer tap over. Space and plumbing with built in Hotpoint Dishwasher with unit matched door to front. Integral fridge with matching front. Built in unit matched glass fronted and glass shelved display cabinet with inner cabinet lighting. Attractive terracotta tiled splashbacks. Unit matched hood over hob area with inset extractor and light. Built in Hotpoint brushed steel double oven and grill topped with Hotpoint four ring Schott ceran electronic hob. Coved corniced ceiling. Inset ceiling light spots. Natural terracotta stone flagged floor with inset mini tiled reliefs. Double radiator. Telephone point. Views onto rear patios and gardens. The dining area has a continuation of the natural stone flooring. Inset ceiling light spots and archway through from the main kitchen area. Overall it provides for a very attractive, well laid out and spacious kitchen dining area. Door to:



**Utility Room (photo on last page)
8'4" x 15'5" (2.54m x 4.70m)**

Enjoying a continuation of the shaker style kitchen to provide for a good range of base and wall cupboards, wood block effect work surface with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Continuation of the natural stone flagged floor. Space and plumbing for auto wash. Space and point for dryer. Space for fridge freezer. Wall mounted Creda night storage electric heater. Terracotta tiled splashback. Coved corniced ceiling. Two ceiling light points. Attic access. Hardwood multi upper paned rear door with etched glass mini panels giving access to rear.

Rear Internal Passage

With coved corniced ceiling. Inset ceiling light spots. Picture window to side. Access to:

Downstairs Shower Room

3'9" x 8'10" (1.13m x 2.69m)

Enjoying corner fully tiled shower cubicle with shower door to front. Inset Mira Advance electric shower with extractor over. Coved ceiling. Inset ceiling light spots. Matching pedestal wash basin and WC. Fully tiled walls. Wall mounted slimline radiator.



Stairs to First Floor have stained and polished mahogany balustrade and spindles leading up to:

First Floor Landing

6' x 29'10" max (1.83m x 9.08m)

Beamed ceiling. Attic accesses. Central archway and four wall light points. Telephone point.

Bedroom No. 3 (to the rear)

14'6" x 8'9" (4.41m x 2.6m)

Windows to two sides providing panoramic views over surrounding countryside. Coved corniced ceiling. Ceiling light point. Double radiator.



Bedroom No. 1 (to the front)

16'10" x 10'11" (5.13m x 3.32m) inclusive into recess

With windows to two sides. Coved corniced ceiling. Ceiling light point. Double radiator. Wall length bedroom furniture with hanging rails and storage and folding doors to front.



Bedroom No. 2 (to the front)

12'7" x 9'3" (3.84m x 2.82m)

With coved corniced ceiling. Twin ceiling light points. 2 Radiators. Views to front. Archway through to:



En Suite Shower Room
9'2" x 4' max (2.79m x 1.22m)

Fully tiled floor and walls. Fully tiled double shower cubicle with folding doors to front. Inset mains drench shower with inset spot and extractor over. Unit inset Sotini wash basin with cupboard storage beneath, matching WC. Wall mounted heated towel rail / radiator. Mirror fronted bathroom cabinet.



Through Archway and into Rear of the House

Bedroom No. 4 (to the rear)
11' x 10'11" (3.35m x 3.33m)

With coved corniced ceiling. Ceiling light point. Radiator. Attic access. Views to side.

Family Bathroom
12'4" x 6'8" (3.76m x 2.03m)

Fully tiled walls with inset floral display tiles. Matching tiled dado rail. Attractive stone effect tiled floor. Coved corniced ceiling. Ceiling light point. Radiator. Suite comprising pine panelled bath with folding shower screen. Triton mains drench shower over. Unit inset wash basin by Heritage set into light oak surround with cupboard storage beneath. Bathroom cabinet over. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Loft Area

Offers tremendous potential for further residential accommodation, subject to Purchasers requirements and the necessary Building Regulations with regard to putting in a staircase. It is already furnished as a room and has windows to the end for natural light.

Second Attic Area

Boarded and carpeted.

OUTSIDE

Double Garage
15'8" x 26'1" (4.77m x 7.95m)

Brick built with pantile roof. Twin wooden doors with wrought iron hinges giving access into two distinct garage areas with part central partition brick wall. Concreted floor. Extensive eaves storage and the benefit of light and power. Double glazed door to one side.

To the side of the garage is a tarmac storage area suitable for further vehicle, boat or caravan.

GARDENS

The front of the property has post and decorative railed fencing behind which there are lawned gardens with deep shrub borders. In through twin five bar gates onto a tarmac driveway which offers extensive hardstanding with recessed area for parking and also gives access to the detached double garage. Adjacent to the driveway are brick built ornamental walls with stone tops within which there are raised shrubberies with post and rail fencing behind and tree line providing for a particularly attractive backdrop to the property.

To the other side of the driveway is a continuation of the attractive lawned gardens with inset shrubberies. There is a natural laid flag walkway and step to the front door. To the rear garden is a brick set patio beyond which are ornamental brick, stone topped walls together with brick set step up to the main rear garden which is divided nicely into two sections with a central pathway through and hedged division both of which have nice areas of lawn with shrub borders and then proceeding through central archway with rose and clematis over giving access to a further recessed circular area which backs onto woodland.

Immediately to the rear behind the Conservatory there is a further continuation of the brick set with a natural stone circle providing a very quiet and secluded patio or entertainment area.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency - Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity and Drainage

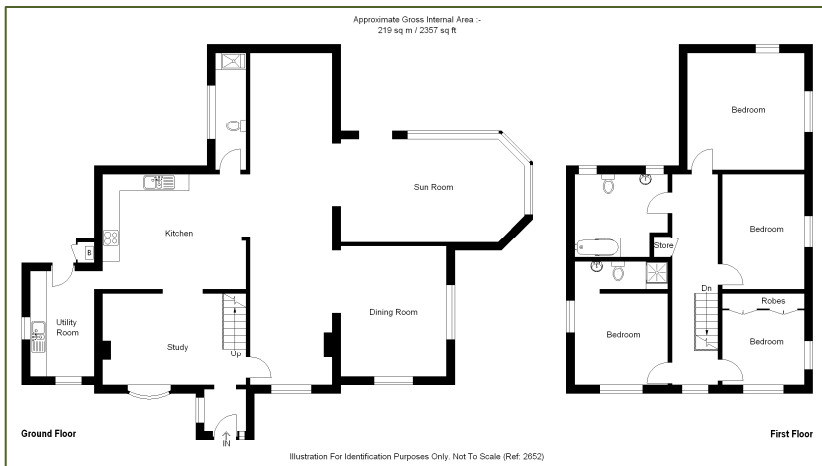
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is F. The current charge is £2058.74 per annum.





COMMITMENT

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- 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.
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