

S.4056

APPLE TREE COTTAGE
LOVESOME HILL, NORTHALLERTON
(HOLIDAY COTTAGE)



This Detached Holiday Cottage is an Immaculately Presented, Tremendously Situated 2-Bedroomed Property of Immense Character & Distinction Situated in Superb Elevated Position

- Hardwood Sealed Unit Double Glazing
- Oil Fired Under Floor Central Heating
- Grounds Extending to 1 Acre or Thereabouts
- Convenient for Northallerton
- Superb Elevated Position
- Well Laid Out, Light & Airy Accommodation

Price: Offers in the Region of: £250,000

PROPERTY SUBJECT TO AN OCCUPANCY CONDITION

APPLE TREE COTTAGE, LOVESOME HILL

SITUATION

Northallerton	3 miles	Teesside	20 miles
Darlington	12 miles	Thirsk	10 miles
Catterick	12 miles	York	30 miles
A.1	8 miles	A.19	7 miles
Yarm	15 miles		

(All distances are approximate)

Apple Tree Cottage is situated approximately 3 miles north of Northallerton, nicely set back along a minor road leading off the A.167 Darlington Road making the location ideal for access to the market towns of Darlington and Northallerton where a full and comprehensive range educational, recreation, medical facilities, shops and services are to be found.

The property stands on a superb elevated plot and enjoys panoramic views over the surrounding countryside and across to the Hambleton Hills. This area of North Yorkshire is well served for access North and south with the A.19 trunk road some 10 miles away and main line train stations at Northallerton and Darlington bringing London within 2 ½ hours commuting time. International Airports can be found at Durham Tees Valley, Newcastle and Leeds/Bradford. Also via the Transpennine route that calls at these Station there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

The local market towns of Northallerton and Darlington offer excellent shopping amenities and services and there is also excellent market towns at Thirsk, Bedale and Richmond whilst major centres of commerce can be found at Teesside, Middlesbrough and York.

The area sits in an area of particularly attractive countryside and is situated within an hours travelling distance of the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar.

AMENITIES

Recreation & Leisure - The property lies in an area which is particularly well served for recreational activities with a large number of Race Courses and Golf Courses in the area.

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 and close to local rivers and ponds.

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

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

Schools – the area is well served by good state and independent schools. There are a number of locally renowned Primary Schools and the property is within their catchment areas. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious, superbly positioned brick built with pantile roof converted and extended range of former agricultural buildings / stable block which has been superbly enhanced and converted by the present owners to provide well laid out and spacious 2 bedroomed accommodation in a tremendous elevated rural position standing in approximately an acre of grounds.

Externally the property enjoys to the front lawned garden behind privet hedge with established fruit trees and panoramic views out over farmland and across to the Hambleton Hills. There is a chippings walkway along the front of the property which gives access to a recessed area where there is post and panel fencing, nicely concealing an oil storage tank and base for shed.

The property is approached over chippings driveway passing the property and the front garden and opening out to the rear into an extensive area of chippings hardstanding and seating areas together with inset shrubberies which are stone edged and then opening out to the rear garden which is an extensive area of lawn with a nice mix of post and panel and hedged boundaries. The rear garden is a particularly attractive backdrop to the property and proceeds around to the rear with a number of established shrubs etc. There is a space and base for summer house together with Planning Permission for the erection of storage sheds in the style of a stable block with space for parking.

Internally the property enjoys hardwood sealed unit double glazing, under floor oil fired central heating together with well laid out and spacious 2-Bedroomed accommodation which enjoys fantastic views from all windows and rooms. The open plan living area is at present partitioned off to provide an occasional spare third bedroom. This area could be returned to a larger reception room subject to purchasers' requirements.

Early Inspection is recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In through hardwood sealed unit double glazed front door into:

Entrance Hall
3.52m x 3.17m (11'7" x 10'5")

Could be utilised as dining hall, additional seating area etc. subject to Purchasers requirements. Natural stone flagged flooring with under floor heating. Beamed ceiling. Two wall light points. Corridor to rear bedrooms. Archway through to:

Kitchen
3.37m x 3.60m (11'1" x 11'10")

Continuation of the natural stone flooring. Solid oak kitchen comprising attractive and extensive range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Built in Teka glass and brushed steel double oven and grill and topped with Schott Ceran four ring hob. Built in brushed steel fronted microwave. Built in fridge, freezer, dishwasher and Fagor auto wash with unit matched doors to front. Boiler cupboard housing Worcester Heatslave 20:25 oil fired central heating boiler. Wall mounted brushed steel extractor hood with

inset extractor and light. Harlequin tiled splashbacks. Beamed ceiling with beam mounted ceiling light spots. Two roof lights. Picture window onto front garden and across to the Hambleton Hills with panoramic views. Door to bedroom. Archway to:

Open Plan Living Room
10.97m x 3.50m (36' x 11'6")

Presently utilised as dining area, sitting area and a small area partitioned off for office/ bedroom, however having tremendous scope for use and layout according to Purchasers requirements. Heavily beamed ceiling and king posts with the continuation of the natural stone flagged flooring with under floor heating. Numerous TV and telephone points. Hardwood double glazed French doors out to front garden. Hardwood French doors out to rear hardstanding and gardens. 4 wall light points. Numerous beam mounted spot lights.

Bedroom (off kitchen)
3.25m x 3.40m (10'8" x 11'2")

With attractive beamed ceiling. Two ceiling light points. TV point. Telephone point. Picturesque low level French doors out to attractive chipped seating and patio area which opens out further onto the rear garden.

Inner Hallway
3.55m x 0.86m (11'8 x 2'10")

Continuation of the natural stone flagged floor with under floor heating. Two wall lights points. Hardwood double glazed window. Built in store cupboard with upper shelving and cloaks hanging.

Master Bedroom
3.20m x 3.32m (10'6" x 10'11")

With entrance hall having picture window to side and beamed ceiling opening out into main bedroom area. Beamed ceiling. Ceiling light point. Telephone point. French doors out to small brick set seating area.

En Suite Shower Room
2.15m x 1.98m (7'1" x 6'6" max)

With a fully tiled shower cubicle with Mira Discovery mains shower with drench head. Extractor and spot light point. Folding Premier doors to front. Tiled floor. Wall mounted wash basin with tiled splashbacks. Wall mounted shaving mirror. Shaver light and socket. Duoflush WC. Wall mounted Dimplex electric towel heater. Beamed ceiling with two inset ceiling light spots. Wall mounted mirror fronted bathroom cabinet.

Family Bath / Shower Room
2.18m x 3.35m (7'2" x 11')

Tiled floor with under floor heating. Fully tiled over sized shower cubicle with Mira Discovery mains shower with drench head. Extractor fan. Spot lights. White suite comprising panelled bath, unit inset wash basin with cupboard storage beneath. Tiled splashback. Shaver mirror, light and socket. Duoflush WC. Inset ceiling light spots. Electric Dimplex towel rail.

OUTSIDE

Externally the property enjoys to the front lawned garden behind privet hedge with established fruit trees and panoramic views out over farmland and across to the Hambleton Hills. There is a chippings walkway along the front of the property which gives access to a recessed area where there is post and panel fencing, nicely concealing an oil storage tank and base for shed.

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Summer House
2.89m x 2.89m (9'6" x 9'6")

Wooden construction with twin doors to front and felted roof.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity and Bio Digester Drainage. Oil fired under floor central heating.

LOCAL AUTHORITY

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

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is B.

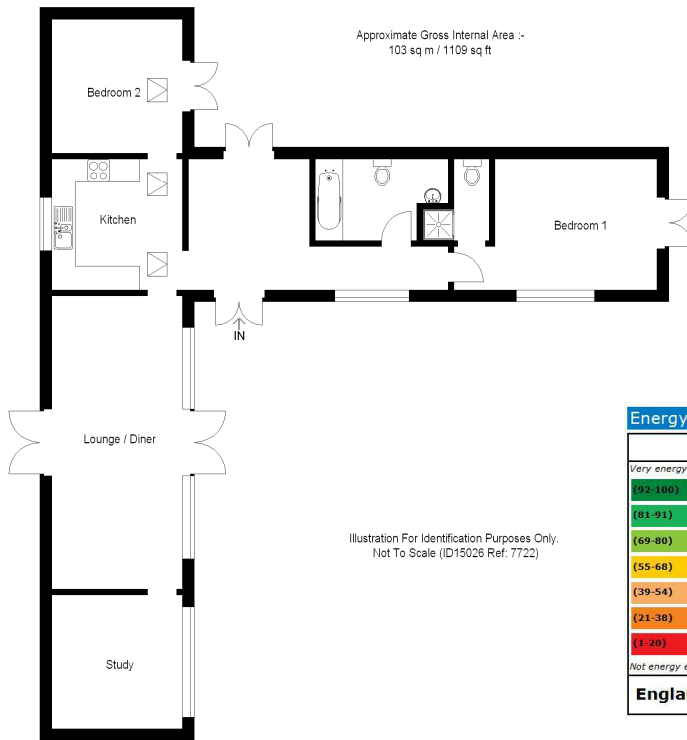
OCCUPANCY CONDITION

“The occupation of the residential accommodation hereby approved shall be restricted to **holiday visitors only** and no person or persons shall occupy the accommodation for more than eight weeks consecutively”.

PLANNING PERMISSION

There is Planning Permission for a storage unit laid out as two stables with a central car parking area which has been commenced with the removal of the barn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	57
		69

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	45
		59

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 important 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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