

S.4388

Northallerton
Estate
Agency 

FERN HOUSE
EAST COWTON, NORTHALLERTON DL7 0DH



**An Attractively Presented, Particularly Well Laid Out & Spacious,
Generously Proportioned 4-Bedroomed Detached Family House in Sought
After Village Location**

- Sealed Unit Double Glazing
- LPG Fired Central Heating
- Well Laid Out, Spacious Accommodation
- Substantial Master Bedroom with En Suite
- Integral Double Garage
- Landscaped Patios & Lawned Rear Gardens

Offers in the Region of: £280,000

OFFERED CHAIN FREE / AVAILABLE FOR EARLY COMPLETION

Fern House, East Cowton, Northallerton, North Yorkshire DL7 0DH

SITUATION

Northallerton	3 miles	Darlington	9 miles
Richmond	10 miles	Middlesbrough	24 miles
Durham	31 miles	York	51 miles
Leeds	57 miles		

(All distances are approximate)

The village of East Cowton is a very popular residential village conveniently situated in relation to the thriving and popular market towns of Northallerton, Darlington and Yarm. It is also well placed for commuting to Teesside and within reasonable travelling distance of Tyneside.

This very well laid out and spacious detached property stands in a superb position on the eastern edge of this highly desirable North Yorkshire village which is situated in a most attractive and sought after rural area of North Yorkshire.

The village of East Cowton enjoys the benefit of a locally renowned Primary School, Village Shop, Post office and Public House and is also close to a number of towns and villages which offer further amenities, services and educational opportunities. The local market towns offer a full and comprehensive range of Educational, Recreational and Medical facilities together with weekly markets and varied shopping.

The area is within some of the most attractive countryside in the area and is also within convenient commuting distance of a number of local, national and international centres of commerce. There are excellent transport links with the A.19 and A.1 trunk roads both within convenient distance.

The local towns of Northallerton and Darlington enjoy main line train stations on the East Coast main line route which links London to Edinburgh and provides a journey time to London of some 2 ½ hours. Additionally via the Transpennine service that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

AMENITIES

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

Shooting & Fishing - The property stands in an area renowned for its quality shoots and good fishing.

Golf – Thirsk, Northallerton, Darlington, Bedale, Catterick and Masham.

Schools – The area is well served by good State and Independent Schools. The village itself enjoys a locally renowned Primary School with secondary schools at Northallerton, Richmond, and Catterick. Independent Schools can be found at Yarm, Teesside, Darlington, Barnard Castle, Ampleforth and Hurworth.

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

Leisure Centres - Darlington, Richmond, Northallerton, Catterick and Bedale.

Communications – Main Line Railway Stations at Darlington and Northallerton bringing London within 2 ½ hours commuting time. Additionally via the Transpennine Route that calls at these Stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

DESCRIPTION

Fern House comprises a substantial, detached 4-bedroomed family house of character and distinction and particularly well laid out and generous accommodation which is situated on the edge of this much sought after North Yorkshire village.

Externally the property enjoys two driveways, one offers parking for vehicles and access to the rear of the property and the other offering access to the double garage plus parking.

To the front the property has low maintenance chippings beds whilst to the rear the property opens up onto the landscaped gardens extending to natural laid stone flagged patio with steps up past low level retaining walls onto the raised lawned area which is edged with mature well stocked borders. There is a well screened further patio area housing the LPG tank plus space and base for shed.

Internally the property is well laid out and spacious, attractively presented 4-bedroomed family accommodation which is particularly generous extending to entrance hall, substantial sitting room opening out through french doors to conservatory which through further french doors has direct access out to the rear gardens. Further, on the ground floor are a good sized dining room and large breakfast kitchen opening out into utility room and further access to the rear garden and garage. To the first floor the accommodation nicely extends to four bedrooms with a particular feature being the superb en suite master bedroom which enjoys a host of quality light oak fitted bedroom furniture with velux roof lights making it a light and airy room. This then enjoys access to the quality fitted en suite bath/shower room. To complete the first floor are three further bedrooms and family bathroom together with a separate office / potential nursery.

The offering of Fern House at East Cowton presents an all too rare opportunity for the discerning purchaser to acquire a substantial, attractive 4-bedroomed family house in a highly sought after North Yorkshire village location.

ACCOMMODATION

In through hardwood front door into:

Entrance Vestibule

1.01m x 1.08m (3'4" x 3'7")

With a tiled floor. Dado rail. Centre ceiling light point. Internal multi paned opaque glazed door leading into:

Entrance Hall

3.66m x 1.01m (12' x 3'4")

With stairs to first floor. Coved ceiling. Centre ceiling light point. Double radiator. Telephone point. Door to:

Downstairs Cloakroom

1.29m x 1.39m (4'3" x 4'7")

Half tiled walls with tiled dado rail. Coloured suite comprising low level WC. Corner mounted wash basin. Ceiling light point. Coat hooks.

Off the Hallway door through into:

Sitting Room

6.40m x 3.76m (21' x 12'4") narrowing 3.42m (11'3")

With a heavily stained and beamed ceiling. Feature fireplace comprising mahogany surrounding and mantle shelf, cut marble hearth and backplate, inset open grate. Double radiator. Four wall light points. TV and Sky connection points. Windows to two sides. Stained and polished french doors into:

Conservatory

3.78m x 3.45m (12'5" x 11'4")

Double glazed. Tiled floors. Hardwood sealed units. Two wall light points. Power points. Thermalactic ceiling. French doors out to rear patio and gardens. Electric under floor heating.

From the Main Hallway there is an archway through to:

Dining Room

3.98m x 3.60m (13'1" x 11'10")

With a stripped, stained and polished floor. Coved ceiling. Centre ceiling light point. Feature fireplace comprising mahogany surround and mantle shelf with a cut marble hearth and backplate and hearth mounted Baxi Bermuda GF Super gas fire with central heating back boiler. Telephone point. Window to front. Step up and door through to:

Breakfast Kitchen nicely delineated into Kitchen & Breakfast Area

4.69m x 6.04m (15'5" x 19'10" overall)

An extensive range of stained and polished pine fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer, corner sink unit with brass mixer tap. Work surface inset NEFF four ring electric Schott ceran hob. Built in NEFF oven plus space and recess above for microwave. Unit matched extractor over hob. Unit matched fronted integral NEFF dishwasher. Space for fridge freezer. Attractive tiled splashbacks with inset display tiles. Over unit spot lighting. Two ceiling light points. Windows to two sides overlooking garden and patio. The breakfast area has coved corniced ceiling. Radiator. Large double glazed window overlooking front.

Step up and through door into:

Utility Room

4.59m x 1.62m (15'1" x 5'4") max

With stained and polished pine floor. Fitted base units with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Space and plumbing for washer. Space for dryer and additional appliance. Wall mounted Vortis extractor fan. Ceiling light point. Built in storage cupboard. Tiled splashbacks. Radiator. Door to double garage. Door to rear patio and gardens.

Double Garage

4.64m x 4.84m (15'3" x 15'11")

Up and over door to front. With concrete floor. Two ceiling light points. Power points.

Stairs to First Floor have stained and polished balustrade leading up past window to:

Main Landing

2.40m x 0.88m (7'11" x 2'11")

Coved ceiling. Centre ceiling light point. Attic access. Door to:

Bedroom No. 3

3.83m x 2.13m (12'7" x 7')

Coved ceiling. Centre ceiling light point. Overbed light pull. Radiator. Chimney breast recess with shelves. Overlooking rear garden.

Bedroom No. 2

4.93m x 3.96m (16'2" x 13') max into wall length wardrobes

Coved ceiling. Centre ceiling light point. Overbed light pull. Double radiator. Telephone point.

Family Bathroom

2.18m x 1.95m (7'2" x 6'5")

Fully tiled walls. Quality white suite comprising mahogany panelled bath with fitted shower screen and Triton T80Z electric shower over. Matching Bolter Lee Victorian wash basin and low level WC. Shaving mirror. Ceiling light point. Xpelair extractor fan. Tiled floor.

From the Main Landing step up to:

Further Landing

6.42m x 0.86m (21'1" x 2'10")

With attic access. Two ceiling light points. Coved ceiling. Recessed airing cupboard housing lagged cylinder with immersion heater and shelved storage. Doors to:

Bedroom No. 4

3.30m x 2.96m (10'10" x 9'9")

Coved ceiling. Ceiling light point. Overbed light pull. Radiator.

Office / Nursery

2.38m x 1.24m (7'10" x 4'1")

Ceiling light point. Radiator. Telephone and power points. Currently utilised as office with window overlooking front.

Master Bedroom

4.62m x 5.40m (15'2" x 17'9")

Beamed vaulted ceiling. Centre ceiling light point. Quality light oak fitted bedroom furniture comprising single and double wardrobes with interior shelving, hanging and shoe racks. Matching tallboy. Ample drawer units. Dressing table. Full height headboard with twin overbed lights. Radiator. Wall light point. TV point. Velux roof lights. Window overlooking the front. Doors to an under eaves storage areas. Door through to:

En Suite Bath & Shower Room

2.44m x 2.91m (8' x 9'7") max

Tiled floor. Half tiled walls. Fully tiled shower cubicle with double sized tray and Mira Event XS electric shower. White suite comprising mahogany panelled spa bath, Charlotte pedestal wash basin with matching low level WC. Beamed ceiling. Inset spot lighting. Velux roof light. Wall mounted Silovent extractor fan. Wall mounted shaver socket with light together with additional folding shaver mirror to side. Brass heated towel rail / radiator. Wall mounted stained and polished, mirror fronted bathroom cabinet.

Gardens

To the front the property has low maintenance chippings beds whilst to the rear the property opens up onto the landscaped gardens extending to natural laid stone flagged patio with steps up past low level retaining walls onto the raised lawned area which is edged with mature well stocked borders. There is a well screened further patio area housing the LPG tank plus space and base for shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity and Drainage. Oil central heating.

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 **E** and that the current annual charge is **£1779.15**.





COMMITMENT

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- 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.