



# HIGH GREEN COTTAGE LANGTHWAITE, NORTH YORKSHIRE, DL11 6EL

A DECEPTIVELY SPACIOUS WELL PRESENTED TRADITIONAL DALES COTTAGE WITH OPEN ASPECTS WITHIN THE HEART OF ARKENGARHTDALE.

Entrance Hall, Lounge, Kitchen/Dining Room, Garden Room Utility Room, Pantry, Cloakroom/WC, 4 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Garage, Parking, Front and Rear Gardens, Oil Fired Central Heating, UPVC Double Glazing. EER E47.

Offers in the Region of £395,000







# High Green Cottage

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The Accommodation comprises:

## GROUND FLOOR

### **ENTRANCE HALL**

Ceramic tiled floor, ceiling LED spotlights, cloak cupboard. Double glazed entrance door to side. Part glazed oak door to Kitchen/Breakfast Room. Door to Cloakroom/WC.

### **CLOAKROOM/WC**

1.07m x 1.30m (3'6" x 4'3"). Wash hand basin, low level WC, ceramic tiled floor, radiator, ceiling halogens, electric shaver point and light. Double glazed window to side. Door to Hall.

### **KITCHEN/DINING ROOM**

4.26m x 3.12m (14' x 10'3") (Fitted in 2020). Ceramic Belfast sink unit, solid oak worktops, cream cupboards and drawers with under lighting, space for Range cooker, fitted glass splashback, chrome/glass extractor hood, two built-in fridges, built-in dishwasher, ceiling LED spotlights, ceiling beams, radiator, oak laminate floor with underfloor heating. Double glazed window to rear. Part glazed oak doors to Entrance Hall, Lounge and Garden Room.

### **LOUNGE**

4.26m x 6.58m (14' x 21'7"). Feature stone surround fireplace with open fire and stone hearth, two radiators, beamed ceiling, wall lights, telephone point. Double glazed windows to front. Double glazed entrance door to Front Garden. Part glazed oak door to Kitchen/Dining Room.

### **GARDEN ROOM**

Oak laminate floor with underfloor heating, ceiling LED spotlights, radiator, stone window cills, electric meter cupboard. Double glazed windows to rear. Double glazed entrance door to Rear Garden. Part glazed oak doors to Kitchen/Dining Room and Utility Room.

### **UTILITY ROOM**

2.91m x 1.84m (9'7" x 6'). Cream tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, pine effect cupboards, plumbing for washing machine, tumble dryer space, oak laminate floor with underfloor heating, built-in shelved cupboard, ceiling LED spotlights. Double glazed window to rear. Part glazed oak door to Rear Hall. Door to Pantry.

### **PANTRY**

1.83m x 2.50m (6' x 8'2"). Original stone shelves. Door to Utility Room.



## **FIRST FLOOR**

### **LANDING**

Ceiling LED spotlights, access door above stairs to attic storage. Double glazed velux window. Part glazed oak doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom/WC.

### **BEDROOM 1**

3.35m x 4.09m (11' x 13'5"). Telephone point, radiator, feature stone chimney breast. Part glazed oak door to Landing. Double glazed window to front.

### **BEDROOM 3**

4.26m x 2.39m (14' x 7'10"). Radiator, telephone point, access to loft space, stone window cill. Part glazed oak doors to Landing and En-Suite Shower Room/WC.

### **EN-SUITE SHOWER ROOM/WC**

Wash hand basin, tiled shower cubicle, extractor fan, low level WC, ceiling halogens, chrome heated towel ladder, ceramic tiled floor with underfloor heating. Part glazed oak door to Bedroom 3.

### **BEDROOM 2**

3.45m x 2.25m (11'4" x 7'5"). Radiator. Double glazed window to front. Part glazed oak door to Landing.

### **BEDROOM 4**

3.05m x 1.63m (10' x 5'4") and 1.83m x 2.50m (6' x 8'2"). Two radiators, fitted shelves, ceiling beams, built-in storage cupboard, access door to attic storage. Double glazed windows to rear. Part glazed oak door to Landing.

### **FAMILY BATHROOM/WC**

3.14m x 4.43m (10'4" x 14'6")(maximum). Antique style modern fittings, pedestal wash hand basin, low level WC, feature cast iron roll top bath with shower attachments, separate tiled shower cubicle, extractor fan, two radiators, ceiling beams, wall lights, ceiling halogens, recessed stone shelves, pine boarded floor. Double glazed windows to side. Door to Landing.

## **OUTSIDE**

### **FRONT GARDEN**

Well stocked flower borders, lawn, stone flagged path, security light, cold water tap.

### **GARAGE**

4.72m x 3.11m (15'6" x 10'2"). Power sockets and light, metal oil tank, oil fired Combi Worcester boiler. Up and over door to front with concrete/stone flagged parking space.

### **WEST FACING REAR GARDEN backing onto fields.**

Lawn, flower beds, stone flagged patio, outside courtesy light, double electric socket.

### **SERVICES**

Mains electricity, water and drainage.

#### **GENERAL INFORMATION**

**Viewing** - By appointment with Norman F. Brown.

**Tenure** - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

**Local Authorities** - Richmondshire District Council -  
Tel: (01748) 829100.  
North Yorkshire County Council -  
Tel: (01609) 780780.

**Property Reference** - 13499

**Particulars Prepared** - July 2021

#### **IMPORTANT NOTICE**

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

#### **FREE MARKET APPRAISAL**

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#### **SURVEY & VALUATION**

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

#### **FREE IMPARTIAL MORTGAGE ADVICE**

CALL TODAY TO ARRANGE YOUR APPOINTMENT

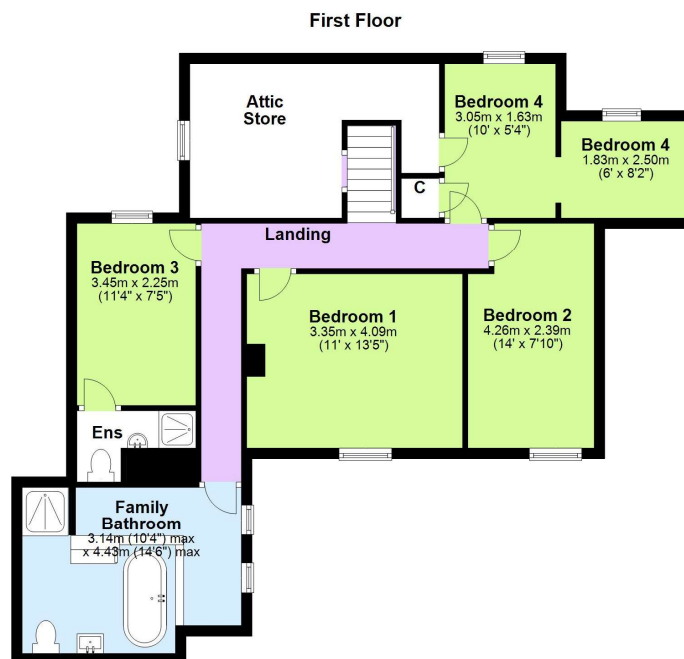
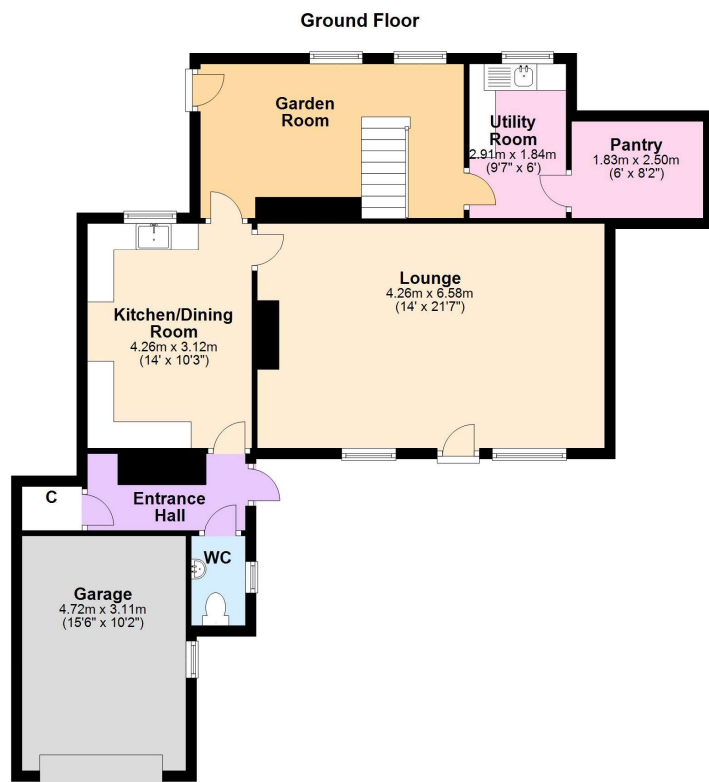
#### **Mortgage Referral Arrangement**

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epcau.com		

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