



Tees View Cottage, Ovington, Richmond, North Yorkshire

Offers in the region of £380,000

Sitting in the centre of this highly regarded village, overlooking The Green, with its Maypole and Commemorative Millennium Sculpture, Tees View Cottage is a stone built, double fronted property that will appeal to a variety of buyers. The Cottage provides generous and well-proportioned living spaces with the benefit of a gravelled driveway for several cars. The lawned gardens are beautifully maintained to the front and the rear of the cottage.

OFFERED TO THE MARKET CHAIN FREE

Lounge – Snug/Office/Dining Room – Kitchen – Utility – Downstairs WC - Three Bedrooms
Family Bathroom – Shower Room – Gardens to the Front and Rear – Gravelled Driveway Parking.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Porch:

1.4m x 1.8m

With a lovely stained glass front door and tiled floor, a great space for coats and shoes.

Entrance Hallway:

6m x 1.6m

A welcoming hallway with an understairs cupboard and a radiator.

Living Room:

6m x 3.7m

With a window to the front and patio doors leading to the rear garden and patio area. The focus of the room is a feature fire surround and hearth with a gas fire (propane gas) and a radiator.



Snug/Office/Dining room:

3.3m x 4.4m

A versatile room with the main focus of an Inglenook fireplace with an inset timber lintel. There is a radiator and a window to the front of the cottage, overlooking The Village Green.



Kitchen:

3.7m x 4.3m

With a range of pine wall and base units, integrated oven and hob, dishwasher and fridge freezer. The window overlooks the rear garden and there is a radiator.



Utility:

2.6m x 1.8m

With a radiator, plumbing for a washing machine and space for a tumble drier. The oil-fired central heating boiler is located here and a door leads to the side of the cottage.

WC:

1.7m x 0.8m

With a radiator, toilet and a wash hand basin

Landing:

With a storage cupboard for towels and linen.

Family Bathroom:

1.7m x 2.1m

With a radiator, toilet, wash hand basin and a bath with mixer taps. The window overlooks the side of the cottage.



External

To the front of the property there is a walled garden and to the side is a gravelled driveway with a gate, leading to the rear of the cottage and providing parking for several cars.

There are gardens to the front and rear of the property and the cottage also benefits from three various sheds.



Bedroom:

4.5m x 3.4m

A double bedroom with a radiator and a window overlooking the rear garden.



Bedroom:

4.5m x 3.4m

A double bedroom with a radiator and a window overlooking The Village Green.

Bedroom:

4.5m x 3.8m

A double bedroom with a radiator and a window overlooking The Village Green.

Shower Room:

2.1m x 1.8m

With a radiator, shower cubicle, wc and wash hand basin

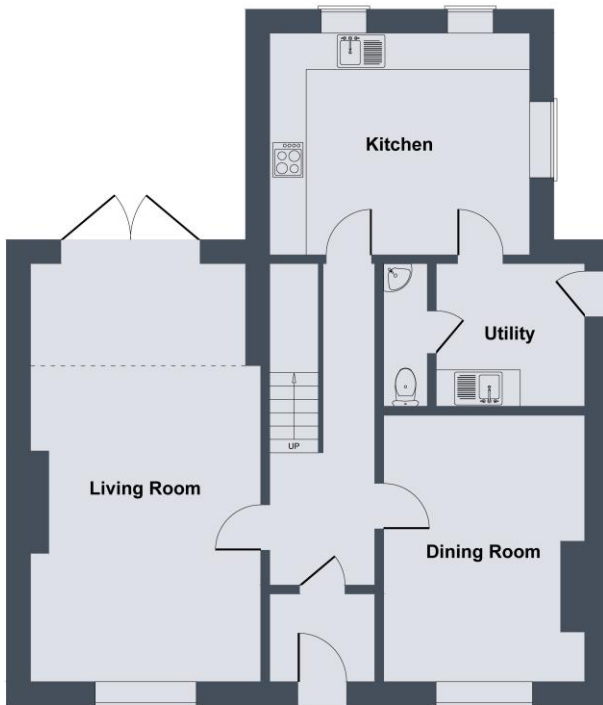
Additional Information

The postcode is DL11 7BW and the Council Tax Band is A.

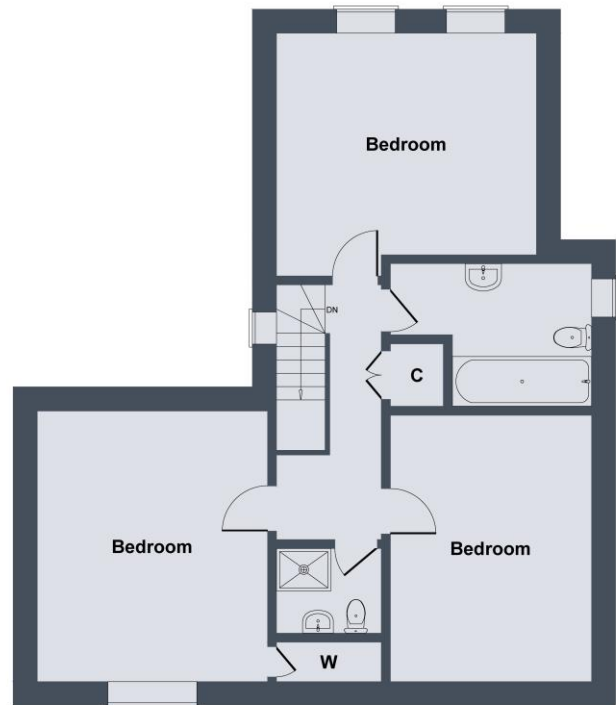
There is limited access over the cottage for the adjacent property, St Christophers – full details are available for guidance.



Floorplan
Tees View, Ovington



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.