



# Castle View

North Cowton, Northallerton, DL7 0HF

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**GUIDE PRICE: £585,000**

A superb opportunity to acquire a substantial four bedroom detached property with a barn, stables, extensive gardens and a paddock. The plot extends to approximately 2.5 acres in total. Benefitting from a central village location the property is easily accessible to the villages amenities as well as convenient for transport links.

- Detached family home
- Rear paddock with hedge and wire fence boundary
- Substantial gardens
- Detached Barn and stables
- Approx 2.5 acres in total

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**ENTRANCE VESTIBULE:** Accessed via a UPVC door into a carpeted porch with windows to the front and a further part glazed UPVC door leading in to the hallway.

**HALLWAY:** A carpeted hallway with dado rail and stairs rising to the first floor.

**LIVING ROOM:** 16' 2" x 20' 6" (4.93m x 6.25m) A spacious square living room with two bay windows and a carpeted floor. There is a chimney currently fitted with a stone surround and hearth with an electric fireplace.

**DINING ROOM:** 16' 2" x 8' 7" (4.93m x 2.62m) A well proportioned room with carpeted floor, window to the front and ample room for a large dining table. If desired and subject to the usual surveys and permissions this room could be extended to encompass the covered alley running down the exterior wall which would make the room approximately three feet wider.

**KITCHEN/BREAKFAST ROOM:** 11' 2" x 19' 11" (3.4m x 6.07m) Having been extended during the present occupiers ownership, the kitchen features a range of shaker style wall and base units with a laminate granite effect work top with an inset 1 1/2 bowl composite sink. There is an electric range with an extractor hood over and space for a dishwasher and an

undercounter fridge,. There is a tiled floor and a window to the rear as well as a door to the Utility Room.

**UTILITY ROOM:** 9' 11" x 9' 6" (3.02m x 2.9m) A spacious room with range of wall and base units with ample space for white goods including a washing machine and a fridge freezer. There is a window to the rear and a door leading to an internal hallway giving access to a downstairs bathroom and the living room.

**BATHROOM:** A modern and fully tiled bathroom featuring a white suite comprising a close coupled WC, pedestal wash basin and a bath with boiler fed shower over. There is a laminate floor covering and a frosted window to the side.

**LANDING:** With carpeted stairs rising from the ground floor, the landing provides access to all upstairs rooms as well as the loft via a hatch.

**BEDROOM 1:** 23' 1" x 12' 1" (7.04m x 3.68m) Spanning the full depth of the property this substantial master suite has ample room for a double bed, plenty of wardrobe space and a window to the front with far reaching views. There is a door leading to an Ensuite.

**ENSUITE:** A large shower room with white suite comprising a close coupled WC, pedestal wash basis, bidet and a corner shower. There would be ample room to install a bath if required. The walls are part tiled and there is a laminate floor covering. A window provides views over the rear garden.

**BEDROOM 2:** 15' 9" x 12' 1" (4.8m x 3.68m) A second double bedroom with feature decorative fireplace and a carpeted floor. There is ample room for wardrobes and a view through the window to the front.

**BEDROOM 3:** 12' 5" x 9' 7" (3.78m x 2.92m) Another double bedroom which would easily accommodate wardrobes and other bedroom furniture. There is a carpeted floor and window to the front. There is also a useful over stairs storage cupboard.

**BEDROOM 4:** 7' 1" x 12' 1" (2.16m x 3.68m) Currently being used as a study, this room could fit a double bed if required. There is a carpeted floor and a window to the rear.

**BATHROOM:** A large house bathroom with suite comprising a close coupled WC, his and hers wash basin with vanity unit under, bath with electric shower over and a cupboard housing the water cylinder. There are part tiled walls and a laminate floor covering. A frosted window is located to the rear.





**OUTSIDE**

**BARN:** A timber framed barn providing ample dry storage with a corrugated steel and asbestos roof with a concrete raft foundation. There are windows to the front and lockable double doors whilst a pedestrian door gives access from the garden. There is also power and light.

**STABLES:** Built with block construction and a timber roof. There are two foal boxes measuring approx. 12ft x 12ft with windows and stable doors to the front.

**OUTBUILDINGS:** Garden Store: Adjacent to the barn there is a brick built garden store providing good dry storage with power, light and a coal bunker.

Garden Shed: A timber garden shed with power and lighting and

windows to four sides.

Summer House: Of timber construction with double doors and windows to the front.

**GARDENS AND ACCESS:** Front: The front garden is laid to lawn with miniature box hedging and a path leading to the front door. There is a low wall with wrought iron fence and a pedestrian gate. Vehicular access is accessed through a gate where a tarmac drive leads to the rear of the property. This access is shared with the neighbouring property who own the driveway itself. There is a right of access for vehicular, pedestrian and animal right of way.

Rear: The rear garden is divided into two main sections, there are formal gardens to the rear of the property which are accessed via steps from the utility room. The garden is mostly laid to lawn with mature boundaries. There is a stone wall enclosing the garden.

The garden store and the pedestrian door to the barn are accessible from here. There is also an oil tank and a path leading to a larger garden to the rear.

The larger garden is laid to lawn and has a plethora of mature trees with a substantial willow tree taking pride of place in the centre of the garden. There is also ample parking, and a concrete driveway leads to a five bar gate which gives access to the field.

**FIELD:** A rectangular shaped field which would make a perfect pony paddock. Enclosed within a hedge and tree boundary with wire fence, the field is well secured for housing livestock. The stables about the field and could be turned around if required.

**SERVICES:** Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and supplying hot water.

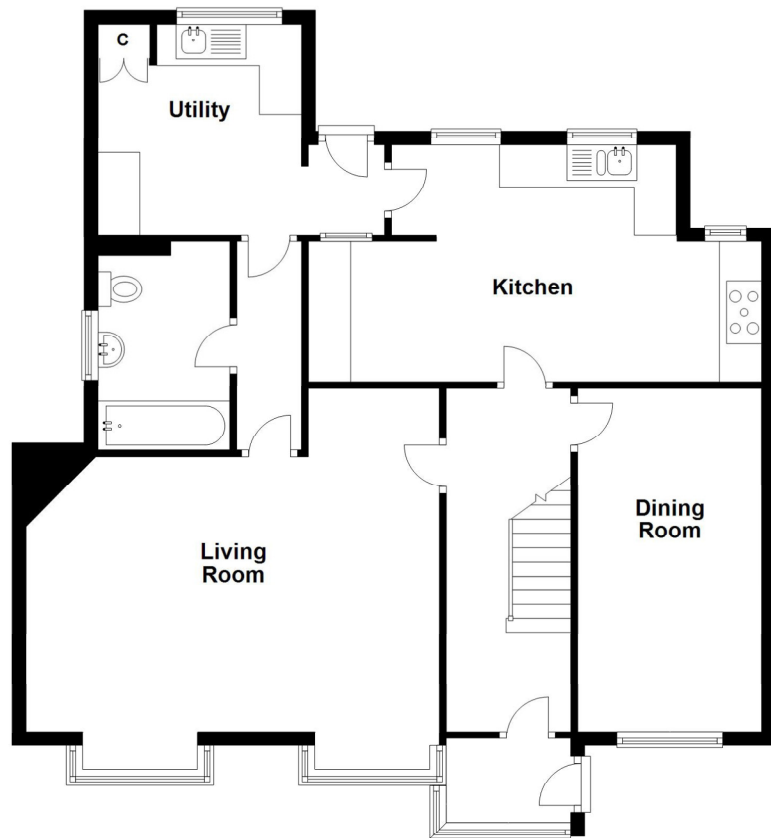
**VIEWINGS:** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**CHARGES:** Hambleton District Council Tax Band E.

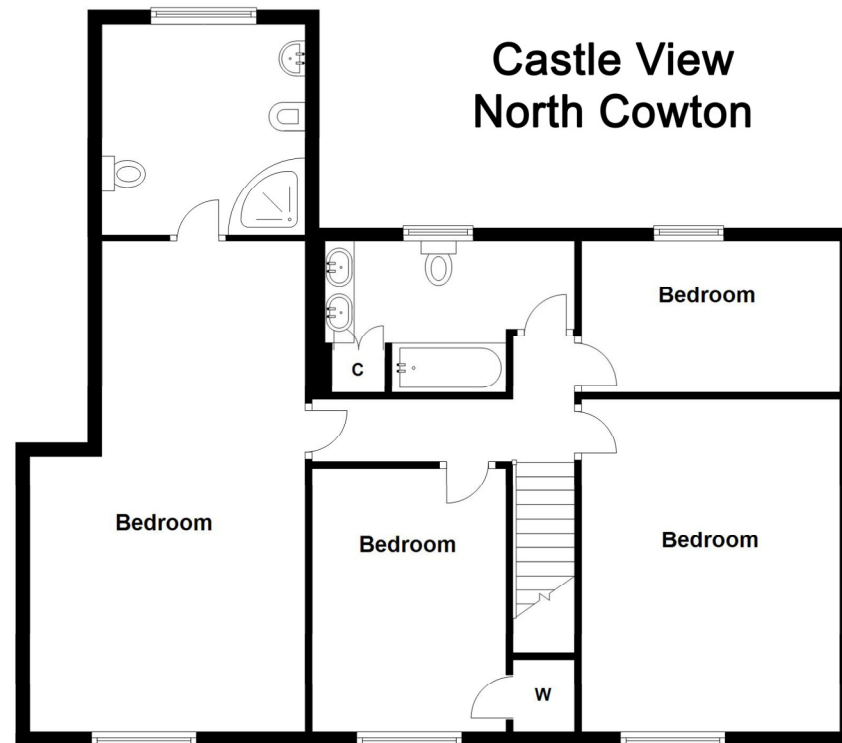
**AGENT'S NOTES:** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   c
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		





Ground Floor



First Floor

## Castle View North Cowton

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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