

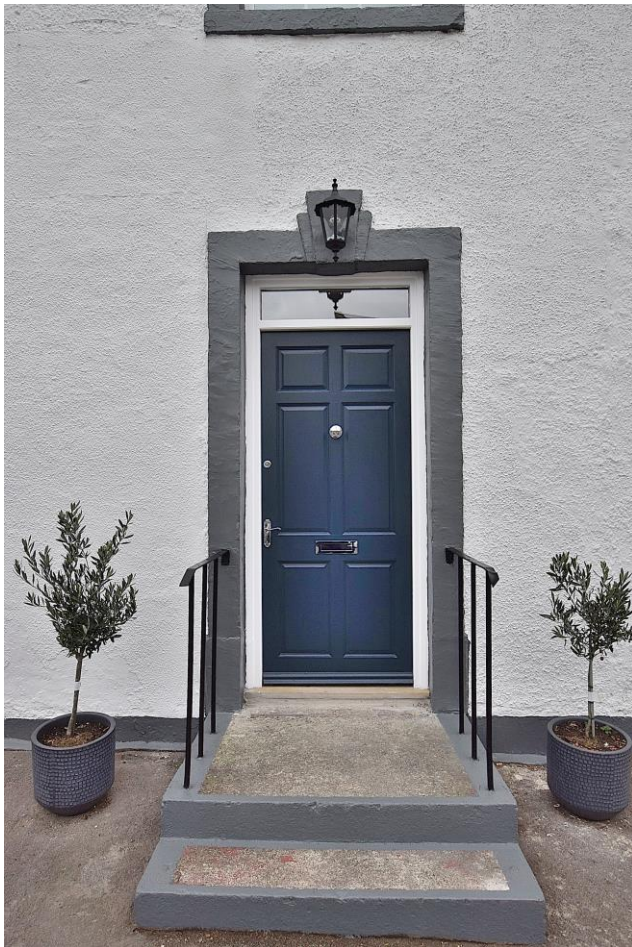
# “Angel Mews” 2 Low Green, Catterick Village.



**2 Low Green, Catterick Village, North Yorkshire.**

**Offers in the Region of £360,000**

**Having been converted from this iconic Grade II Listed building, centrally located in this very popular and highly regarded village, this most impressive property has been finished to the highest of standards and provides very generous, well planned and versatile living spaces that will appeal to a range of buyers. To the ground floor there is a large living room, a dining kitchen, a utility and a cloakroom, with the cellar having been converted to provide an additional reception room. The first floor features four double bedrooms, the master being ensuite, a house bathroom and a fantastic terrace which enjoys the afternoon sun. Externally there is a garage/workshop and parking. Being offered CHAIN FREE, an early inspection is strongly recommended.**



### **Entrance Hall:**

Accessed from Low Green through a timber panelled door, the large welcoming entrance hall has two radiators, two windows to the side of the property and a useful under stairs storage area.

### **Utility Room:**

1.83m x 1.58m

Fitted with storage units and a butchers block style countertop. There is plumbing for a washing machine and a window to the side of the property.

### **Dining Kitchen:**

5.68m x 3.87m

With space for a table, the kitchen is fitted with a range of quality units with soft close fittings and butchers block style countertops. There is a range cooker with an extractor over, a dishwasher, a wine fridge, a fridge, a freezer and a corner larder cupboard. The central island provides a seating area for informal dining and there are sliding sash windows to the side and rear of the property. A door gives access to the rear of the property.

### **Living Room:**

7.21m x 5.99m

A large, bright room having three sliding sash windows to the front and side of the property. There is a TV point, two radiators and original ceiling beams. The room provides ample space for a relaxed seating area and for dining.

### **Cloakroom:**

Fitted with a WC and a wash hand basin.

### **Cellar Room:**

5.22m x 4.05m

A great additional reception room which would be perfect as a family room, play room or a games room.

### **First Floor Landing:**

With loft access, two radiators, access to the Terrace and a galleried landing that creates an area that would be perfect as a home office.

### **Bedroom:**

5.95m x 3.59m

A dual aspect double bedroom which has sliding sash windows to the front and side of the property. There is a TV point and a radiator.

The **Ensuite/Wet Room** has a dual headed shower, a WC and twin wash hand basins on a unit with drawers under.



**Bedroom:**

4.73m x 2.95m

A double bedroom with a radiator, a TV point and a sliding sash window.

**Bedroom:**

4.73m x 2.86m

A double bedroom with a radiator, a TV point and a sliding sash window.

**Bedroom:**

3.06m x 2.98m

A double bedroom with a radiator, a TV point and a sliding sash window.

**Bathroom:**

3.03m x 2.86m

The luxuriously finished bathroom has a bath, a WC, a wash hand basin and a large shower enclosure with a dual headed shower. There is a heated towel rail and a sliding sash window.

**Terrace:**

A fantastic space, perfect for relaxing as a family or entertaining. It enjoys the afternoon and evening sun and has lighting and electric points.





## External

To the rear of the property there is a large **Garage/Workshop** (8.66m x 5.03m), accessed via a communal courtyard, which has a pair of timber doors, a personnel door and has a high ceiling with exposed trusses.

There is parking for two cars.

## Additional Information

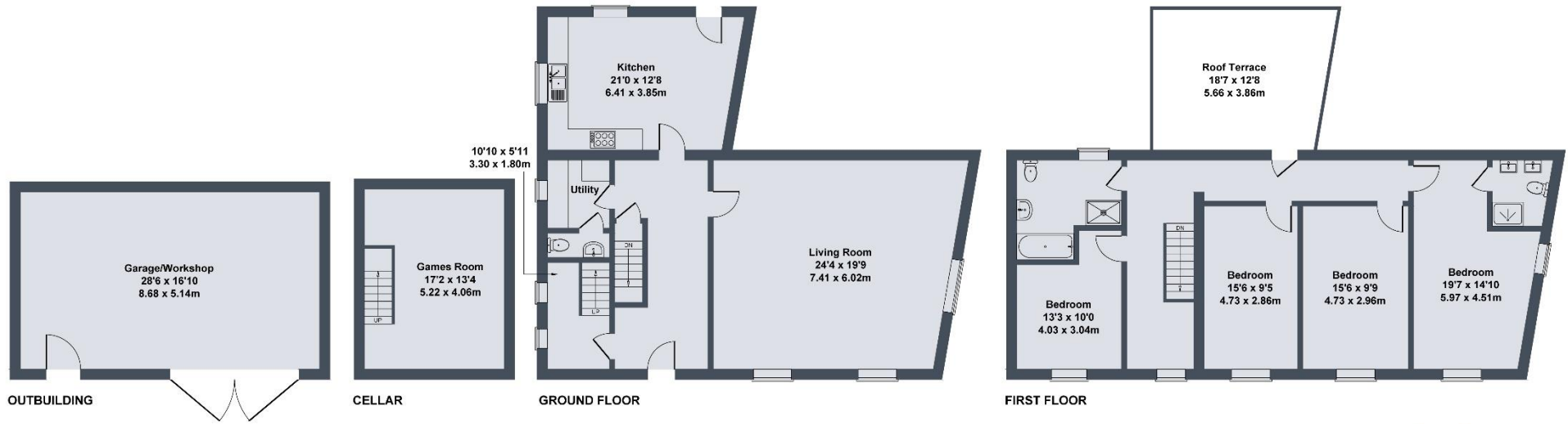
The postcode is DL10 7LP.

The property has the benefit of gas central heating, with the boiler located in the utility room.

The property is Grade II Listed.



## Angel Mews, 2 Low Green, Catterick



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. 2022



15 King Street Richmond North Yorkshire DL10 7AG  
 T 01748 821700 F 01748 821431  
 E info@irvingsproperty.co.uk W www.irvingsproperty.co.uk