



## Lane Cottage, Kirby Hill

Offers in the region of £225,000

In a tucked away position just off the Green in this highly regarded village, “Lane Cottage” is a quirky stone built character cottage offering versatile living spaces which make the most of the open countryside views. The “upside down” layout features two double bedrooms and a bathroom to the ground floor, with a large dining kitchen, a cloakroom and a living room to the first floor. Externally the cottage has a walled garden. Being offered CHAIN FREE, an early inspection is strongly recommended.

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

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## **Entrance Lobby:**

Accessed from the side of the property through a part glazed timber door, the lobby provides the ideal space for storing outdoor wear and has two Velux roof windows.



## **Bathroom:**

2.09m x 1.78m

Fitted with a modern white suite that comprises a bath with a Mira shower over, a WC and a wash hand basin. There is a radiator and a window.



## **Inner Hall:**

With a radiator and plumbing for a washing machine.

## **Bedroom:**

4.33m x 2.94m

A double bedroom having a fitted wardrobe, a radiator and a sliding sash window to the front with countryside views.



## **Bedroom:**

3.32m x 2.91m

A double bedroom with a fitted wardrobe, a radiator an original stone fire surround and a sliding sash window with views.

## **Dining Kitchen:**

4.81m x 4.40m

The large dining kitchen has a vaulted ceiling and exposed truss giving a real character feel.



With ample space for a table, it is fitted with a range of wall and base units with complimenting countertops. There is an electric cooker with an extractor over, an under counter fridge and space for a slimline dishwasher. The sliding sash window to the front offers far reaching countryside views.



#### **Living Room:**

4.27m x 3.06m

Having a vaulted ceiling with exposed beams, a Velux roof window, a radiator and an open fireplace. The sliding sash window gives countryside views to the front of the property.



#### **Cloakroom:**

With a WC, a wash hand basin and a window.



#### **External**

The cottage is positioned down a lane that runs off the central Green in Kirby Hill.

To the side of the property there is a gravelled area that could provide parking for a small car. There is a stone built store.



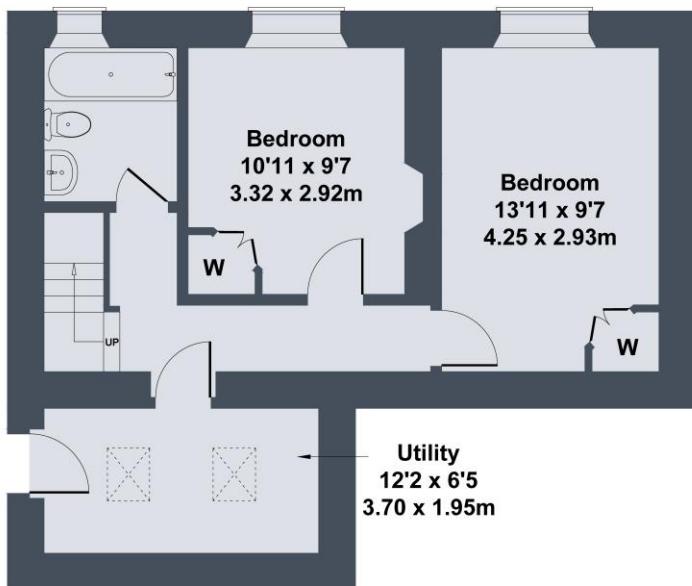
The walled garden provides a lovely space to relax and enjoy the surroundings.



#### **Additional Information**

The postcode is DL11 7JH and the Council Tax Band is C. The property has oil fired central heating, with the boiler being located in the entrance lobby.

## Lane Cottage, Kirby Hill



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. 2022

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.