



**Barn Cottage, West Witton**  
**Offers in the region of £165,000**

Situated in this highly regarded and very popular village, nestled in the heart of Wensleydale, 'Barn Cottage' is a beautifully presented, character stone cottage which will appeal to a variety of buyers. Having been fully refurbished the cottage provides an open plan living area, two double bedrooms a shower room and a bathroom. Externally there is a courtyard patio garden. Being offered to the market CHAIN FREE, an early inspection is strongly recommended.

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## Entrance Hall:

The welcoming and generous hallway provides the ideal space for kicking off those muddy walking boots! There is a radiator and stairs to the first floor.



## Bedroom:

A double bedroom having a radiator and a window to the front of the property.



## Shower Room:

A very well appointed shower room have a large shower enclosure with an electric shower, a WC and a wash hand basin. There is a radiator and a window to the rear of the property.



## Open Plan Living Area:

A great room having a real feeling of space due to the high vaulted ceiling which features exposed roof trusses.



The kitchen is fitted with a range of quality units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over.



There is an under counter fridge, pelmet lighting and ample space for a dining table. There are two radiators, a TV point, windows to the front and rear and a relaxed seating area.



#### **Bedroom:**

A double bedroom with built in wardrobes, a radiator, exposed beams and a window to the front of the property.



#### **Bathroom:**

Fitted with a bath, a WC, a wash hand basin and having a radiator.



#### **External**

The property has the benefit of a courtyard seating area making the perfect space for relaxing at the end of the day.



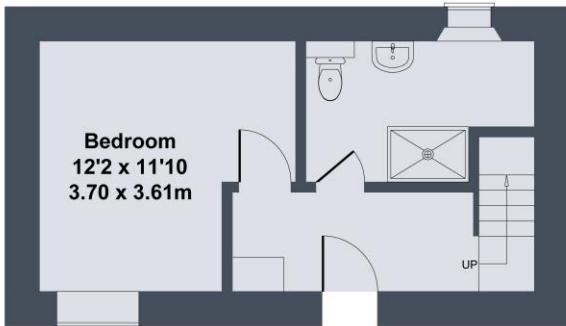
#### **Additional Information**

The postcode is DL8 4LY.

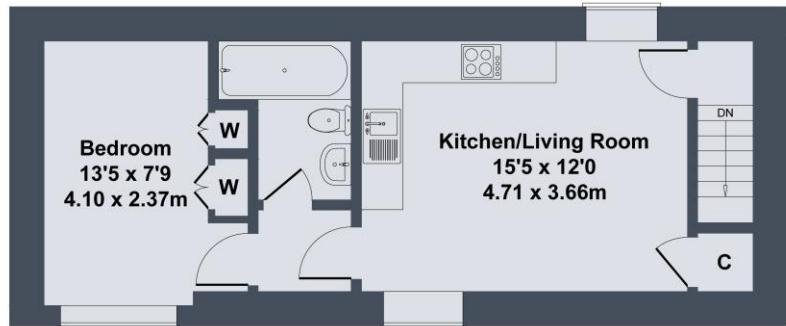
The property has the benefit of oil central heating.

The property is currently used as a successful holiday cottage and viewings will be arranged around bookings.

## Barn Cottage, West Witton



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.

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