



**Quintana House, 5a Back Lane**  
Osmotherley, Northallerton, DL6 3BJ

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**Osmotherley**  
**Northallerton**  
**DL6 3BJ**

**Guide Price: £550,000**

This charming stone built cottage is located in the much sought after village of Osmotherley. The spacious accommodation includes 2 reception rooms, a well-appointed kitchen with utility room, 4 bedrooms & a house bathroom. The attractive rear garden has stunning views over the National Park & there is ample off-street parking in addition to a double garage.

- Sought after village location within the North York Moors National Park
- Spacious accommodation including 4 bedrooms
- Attractive rear garden with stunning views to the hills

**youngsRPS** 

**Northallerton 01609 773004**





Quintana House is located on Back Lane within the central hub of this much sought after village. It offers an excellent mix of character such as the panelled ceilings throughout, together with space, practicality & views of the surrounding scenery. The entrance hall has a return staircase to the first floor & a useful built-in cloaks cupboard. This leads through to the living room which has a large window overlooking the rear garden & a raised stone built fireplace with tiled hearth & inset electric fire. The dining room has a large under stairs storage cupboard & a part glazed exit door to the rear garden. The cottage has a well-appointed oak kitchen with Belfast sink, granite worksurfaces, integrated dishwasher & plumbing for a washing machine. There is a doorway leading to a rear hallway which has an oil central heating boiler, exit door to the side of the property & gives access to the ground floor WC. To the first floor, the landing has two practical storage cupboards & loft access. Three of the four bedrooms all have the benefit of sink units & the principal room also has a range of built-in wardrobes. Outside, the cottage has attractive gardens to both the front & rear. The front garden is laid mainly to gravel for ease of maintenance & parking & is enclosed by a low dry-stone wall & double wrought iron gates. A further wrought iron gate leads to the side of the property where there is a useful stone-built storage shed & access through to the rear. The garden has stunning views towards open countryside &

the National Park. It is laid to lawn interspersed with pathways, sitting areas & a garden pond. A double metal gate leads to the driveway which allows off-street parking for at least 4 vehicles & also to a double garage with up & over door, power & light.

**LOCATION** Quintana House is located in Osmotherley, one of the area's most sought after villages which is located within the North Yorkshire Moors National Park. It is within easy reach of the A19 trunk road & the mainline train station in nearby Northallerton. The village has a range of well-regarded restaurants & pubs, a village store, primary school & regular bus service whilst being perfectly located for a range of outdoor pursuits.

**TENURE** It is understood that the property is Freehold.

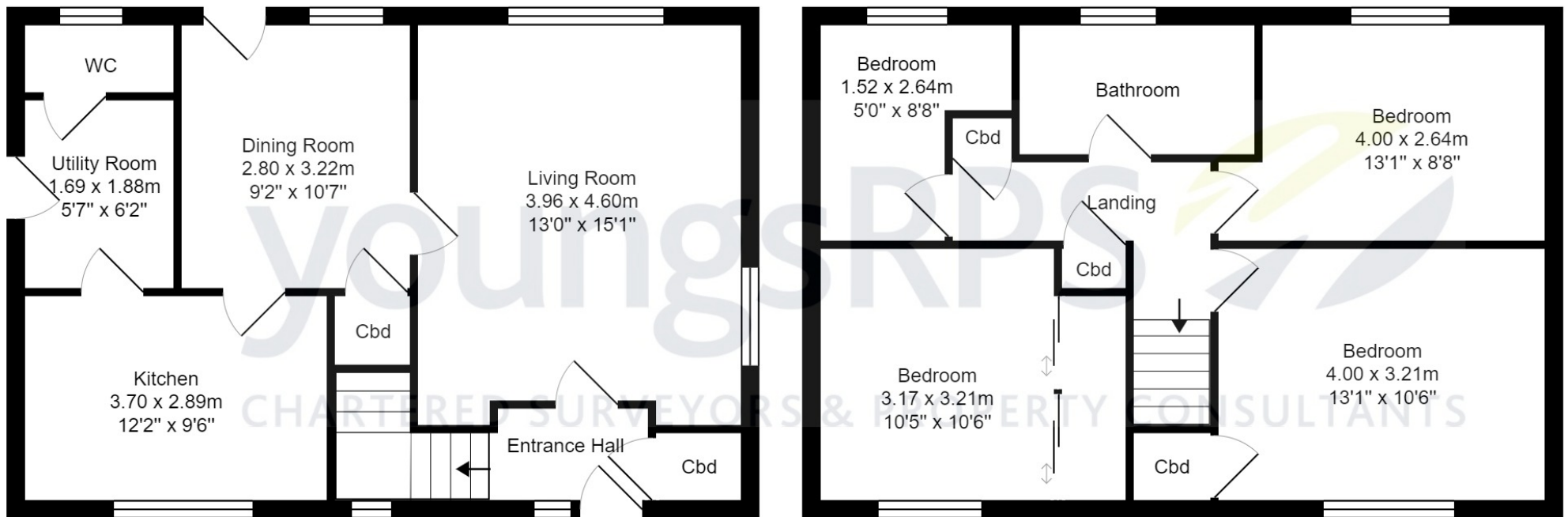
**CHARGES** Hambleton District Council Tax Band F.

**SERVICES** Mains electric. Septic tank for sewerage. Oil fired central Heating.

**VIEWINGS** By appointment with the Agents. Please call 01609 773004.

**FREE MARKET APPRAISAL** 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		79   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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