The Old Forge
Little Fencote, Northallerton, North Yorkshire, DL7 0RR
A Beautifully Renovated Architect Designed Village Property Standing in 1 Acre

- Spacious Four/Five Bedroom Family Home
- Refurbished and Redecorated Throughout
- Substantial Garage, Workshop and Outbuilding
- Large Garden and Garth – 1 Acre In All Approx
- Views of Open Countryside
- Guide Price Offers In Excess Of £500,000

SITUATION
Bedale 4 miles, A1 interchange 2 miles, Northallerton 7 miles, York and Leeds 1 hour.

The Old Forge is situated on the Western edge of the peaceful Village of Little Fencote. Little Fencote is conveniently situated for access to the A1 and well placed in relation to Bedale, Northallerton and Catterick.

AMENITIES

SCHOOLS – The area is well served by excellent state and independent schools. 
Primary Schools: Kirby Fleetham Church of England School
Comprehensive Schools: Bedale High School, Richmond School
Private Schools: Ashville Harrogate, Queen Mary’s School for Girls, Topcliffe, Cundall Manor Prep School, Queen Ethelburger’s School, Aysgarth School at Newton Le Willows.

RACING - Catterick, Wetherby, Thirsk and York.
Outdoors – Close proximity to fantastic walking in the Yorkshire Dales.

SHOPPING - Bedale, Northallerton and York.

GOLF – Ripon, Masham and Harrogate.

COMMUNICATIONS – Main East Coast Railway Stations at Northallerton and Thirsk.

International Airports at Leeds Bradford (1 hour) and Durham Tees Valley, Teesside (40 mins) (all times are approximate)

THEATRES – Harrogate, Leeds and York.

DESCRIPTION
The Old Forge is an absolutely stunningly renovated semi-detached cottage with four double bedrooms including a master suite.

It has been extremely well refurbished to offer spacious modern accommodation at is beautifully appointed throughout, ideal for family living. The property has three reception rooms along with a large open plan dining kitchen overlooking the large garden at the rear.

Upstairs the property has four large bedrooms and a family bathroom with the master suite benefiting from an en-suite and dressing room/study/nursery.

The whole property extends to 1 acre and is shown edged red on the attached plan.

ACCOMMODATION
The superb double glazed and oil centrally heated accommodation comprises:

GROUND FLOOR

Entrance Hall
With stairs to first floor and radiator.

Snug/Study/Bedroom 5
Feature stone fireplace, under stairs cupboard and radiator.

Living/Dining Room

Dining Kitchen
Fitted range of floor and wall units with wooden worktops, central island, Belfast Sink, space for range cooker and integral extractor hood, space for plumbing for dishwasher, spotlights and bi-folding doors to rear garden.

Rear Hall
Door to rear garden and radiator.

Utility
Door to side garden, Oil fired central heating boiler, Belfast sink, plumbing for washing machine and fitted floor units.

Sitting Room
Feature sandstone fireplace. Bi-folding doors

to garden. Two radiators.

INNER HALL
Understairs cupboard and one radiator

SHOWER ROOM
Pedestal wash basin, W.C, ladder style radiator, spotlights, shower cubicle, fully tiled.

FIRST FLOOR

Landing
Airing cupboard with hot water tank and radiator.

MASTER BEDROOM SUITE
Large double bedroom with two radiators. Double aspect views over the open countryside.

EN-SUITE SHOWER ROOM
W.C. Wash basin, shower, ladder style radiator.

DRESSING ROOM/STUDY/NURSERY
Single room. Radiator.

BEDROOM 2
Double bedroom with one radiator.

BEDROOM 3
Double bedroom with one radiator.

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**Bedroom 4**
Double bedroom with one radiator.

**Family Bathroom**
Pedestal wash basin, W.C. panelled bath, Shower cubical. Fitted bathroom cabinet. Part tiled, and ladder style radiator.

**OUTSIDE**

**The Gardens**
The gardens lie to the rear of the property. There is a delightful patio area that leads up steps to the parking area and garage and the garth.

**The Garage/Workshop**
The large double garage with double car port is connected to all mains services and has been built with cavity wall brick work, which makes it suitable for a variety of uses, and excellent outdoor space.

**The Land**
There is a very useful grass garth to the rear together with some traditional brick outbuildings. The garth provides that all important amenity land.

**GENERAL REMARKS AND STIPULATIONS**

**VIEWING**
By appointment with Robin Jessop Ltd – (01677) 42590.

**OFFERS**
All offers must be confirmed in writing. We will not report any verbal offer unless it is confirmed in writing.

**TENURE**
The property is Freehold and Vacant Possession will be given upon completion.

**COUNCIL TAX**
This property has yet to be assessed.

**METHOD OF SALE**
The property is offered for sale by private treaty. However, we reserve the right to conclude negotiations by any other means at our discretion.

**SERVICES**
Mains Electricity, Mains Water, Mains Foul Drainage, Oil Fired Central Heating.

**BOUNDARIES, EASEMENTS, RIGHTS OF WAY**
The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not.

**FIXTURES & FITTINGS**
Only those fixtures, fittings and equipment specifically referred to in these particulars are included in the sale.

**DIRECTIONS**
The Old Forge is located on the Western edge of Little Fencote and is the first property you reach as you enter the village. The property is clearly marked by a Robin Jessop Ltd For Sale board.

**IMPORTANT NOTICE**
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest to make sure you are kept informed with regard to the progress of the sale.

**ENERGY PERFORMANCE CERTIFICATE**

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Approximate gross internal area 210 sq m - 2260 sq ft

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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