



TRENNETT VIEW COTTAGE,
CHOP GATE, NORTH YORKSHIRE, TS9 7JL

When a barn is converted you will always get something out of the ordinary and Trennett View Cottage is no exception. Built of traditional stone and located within stunning views, a very "modern eye" has been used to create the living accommodation with three bedrooms and two reception rooms. Whilst "neutral and sleek" are two adjectives which spring to mind, the flag stone floors, cast iron multi-fuel stoves and bedrooms with sloping ceilings provide plenty of character features.

- Barn Conversion
- Located in National Park
- Stunning Location
- Beautifully Presented
- Three Bedrooms
- Enclosed Rear Garden
- EPC Rating (EER) D 68



Guide price £395,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

TRENNETT VIEW COTTAGE, CHOP GATE, NORTH YORKSHIRE, TS9 7JL

LOCATION & AMENITIES

Chop Gate lies within the North York Moors National Park and enjoys exceptionally stunning views and easy access to the market town of Stokesley and Helmsley both with a variety of shops and amenities. Stokesley 7.8 miles, Helmsley 12 miles, Middlesbrough 16.2 miles (distances are approximate). Excellent road links to the A19, A66 and A1. Direct train services from Northallerton to London, Manchester and Edinburgh. International Airports: Newcastle and Leeds Bradford.



DINING ROOM 12'11 x 11'3 (3.94m x 3.43m)

With double glazed entrance door to front elevation, exposed beams, dado rail, radiator, flag stone flooring, window to side elevation with shutter, wall light points and doors to;



KITCHEN 16'5 x 9'4 (5.00m x 2.84m)

Double glazed timber framed windows to front elevation with shutters, a matching range of base units with granite work tops, integrated dishwasher, integrated fridge freezer, space for electric professional deluxe Rangemaster cooker, inset spotlights, extractor hood, Rangemaster twin sink unit, fitted seating area, radiator, flag stone flooring, door to under stairs pantry cupboard with flag stone flooring and useful storage area. Space and plumbing for washing machine.



LIVING ROOM 18'1 x 12'10 (5.51m x 3.91m)

With double glazed windows to front elevation, exposed beams, multi fuel cast iron stove set on flag stone, wall light points.



REAR ENTRANCE PORCH

With base panel door to rear elevation, flag stone flooring, radiator, window to side elevation, Delft rack and door to;

BEDROOM/SITTING ROOM 18'8 x 9'0 (5.69m x 2.74m)

With flag stone flooring through to bedroom/snug, door to rear elevation, inset multi fuel cast iron stove, exposed timber beam and truss, radiator, exposed floorboards, personal door to garage and Velux window to rear elevation.



ENSUITE SHOWER ROOM

Contemporary wash hand basin, wall mounted, low level WC, walk- in fully tiled shower, extractor fan and timber sliding door.

FIRST FLOOR LANDING

With Velux window to rear elevation, dado rail, radiator and built-in storage cupboard housing hot water cylinder.



MASTER BEDROOM 18'1 x 12'10 (5.51m x 3.91m)

With exposed beams and trusses, double glazed windows with shutters to front elevation and full height double glazed window to side elevation with shutters.



BEDROOM 11'3 x 10'11 (3.43m x 3.33m)

With double glazed timber framed window with shutters to front elevation and fitted wardrobe with mirror fronted sliding doors.



HOUSE BATHROOM

Including a four piece suite comprising free standing bath, low level wc, walk-in tiled shower cubicle with electric shower, contemporary wash basin, inset spotlights, Velux window to front elevation and double glazed timber framed window with shutters to front elevation.

EXTERNALLY

FRONT GARDEN

Enclosed front garden mainly laid to lawn, with walled boundaries, front and side access gates, side access gate to rear with mature planted borders.

ENCLOSED REAR GARDEN

Mainly laid to lawn with fenced boundaries, outdoor lighting, external tap, log store, patio area and double timber access gates to rear with off street parking.



GARAGE 10'1 x 9'9 (3.07m x 2.97m)

With power light and timber double doors to side elevation.

LOCAL AUTHORITY

Hambleton District Council. Telephone: 01609 779977. Band D.

TENURE

The property is believed to be offered freehold with vacant possession on completion.

VIEWINGS

Strictly by appointment with GSC Grays of Stokesley. Telephone: 01642 710742.

PARTICULARS

Particulars written June 2016.

PHOTOGRAPHS

Photographs taken June 2016.

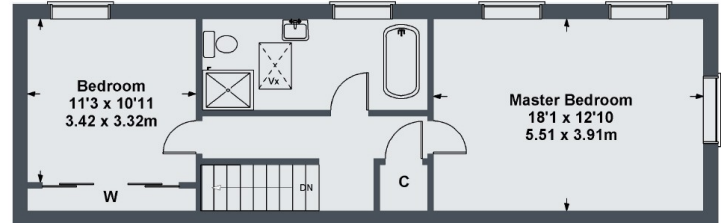
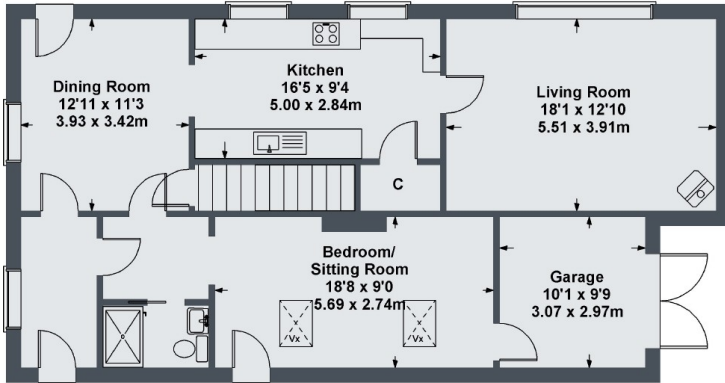


GSC GRAYS

PROPERTY • ESTATES • LAND

Trennett View Cottage, Chop Gate

Approximate gross internal area - 1615 sq ft - 150 sq m



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. 2016



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	76
	EU Directive 2002/91/EC		

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