



## COTE HOUSE,

MIDDLETON TYAS, NORTH YORKSHIRE, DL10 6PP

A charming, Grade II Listed, double fronted classic cottage in the oldest, central part of Middleton Tyas offering deceptively spacious living accommodation in a contemporary style. The property has many attractive features including a superb living kitchen with a vaulted, double height ceiling with exposed beams to the living area and a mezzanine floor. The property has been finished to a high standard with recently fitted en suite and house bathroom. There is on site parking for one car and a south facing rear courtyard. This property would make an ideal lock up and leave, or perhaps suit a professional couple. Viewing is highly recommended.

- Charming cottage in the centre of this sought after village
- Deceptively spacious
- Living/dining room
- Large living kitchen
- Mezzanine with study space
- Three bedrooms
- En suite shower room
- House bathroom



**Guide price £320,000**

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

# COTE HOUSE,

MIDDLETON TYAS, NORTH YORKSHIRE, DL10 6PP

## SITUATION AND AMENITIES

Cote House occupies a lovely position in the heart of the oldest part of the picturesque village of Middleton Tyas; a thriving village with local shop, primary school and public house. It is particularly well located being within 1.5 miles of Scotch Corner providing access to the A1(M) and A66 trans Pennine route. For the commuter there is the East Coast Mainline and Newcastle Durham, Tees Valley and Leeds Bradford Airports providing links to commercial centres of the north east and beyond.

The nearby towns of Richmond and Darlington offer a wide variety of amenities including national and local retailers, a large range of bars, restaurants, cinemas, sports centres, theatres and state and private educational opportunities at both primary and secondary level. The north Pennines and Yorkshire Dales are in easy reach.

## ENTRANCE PORCH

A solid wooden front door opens into the porch with a half glazed door opening into the living/dining room.

## LIVING/DINING ROOM

A lovely light room with period features combined with a contemporary feel including painted beamed ceiling, two window seats overlooking the front courtyard and a focal point being the wooden fireplace with period cast iron inset and grate set to a stone hearth. From here an opening with steps leads up to the living kitchen and there is also a door at the far right of the room opening to the utility and cloakroom/wc. Shelved alcove with a meter cupboard below.



## UTILITY ROOM

A useful space with door leading out to the front courtyard. Single drainer sink unit with cupboards below, wall mounted gas fired combi central heating boiler, plumbed for an automatic washing machine. Tiled floor. From here a door opens through to the cloakroom/wc.

## CLOAKROOM/WC

With a white suite comprising wash hand basin and low level wc.

## LIVING KITCHEN

A superb room with some great features including rustic plastered stone walls. The kitchen area opens across to the living area which is a double height room with a vaulted ceiling with exposed beams and two velux windows allowing plenty of natural light in. A stylish painted staircase leads to a mezzanine floor overlooking the living area. From the kitchen a stable door opens into the rear south facing courtyard.



## KITCHEN AREA

Fitted with a range of base cupboard units in off white with granite work surfaces incorporating a Rangemaster electric cooker with stainless steel splashback, wine rack, dishwasher, fridge and inset bowl sink unit. With beamed ceiling and spot lights. A really useful double cupboard has been constructed under the staircase in matching paintwork.



## MEZZANINE

A really useful space with enough room for a desk or small seating area, with a shelved niche to the rustic stone wall.



## FIRST FLOOR LANDING

From here there is access to bedrooms one, two and the house bathroom.



### BEDROOM ONE

With a window seat overlooking the front courtyard. Door leading through to the en suite. Loft access.



### EN SUITE SHOWER ROOM

With a step down from the bedroom. Fitted with a white suite comprising step in shower cubicle, pedestal wash hand basin with illuminated vanity mirror above and low level wc. Heated towel rail.



### BEDROOM TWO

A lovely room with window seats to both the front and side elevations. Recessed wardrobe area with fitted hanging and shelving units.

### HOUSE BATHROOM

Fitted with a white suite comprising a square ended, P-shaped bath with shower over and glass screen and low level wc. Heated towel rail area. The wash hand basin is a white bowl set to a plinth in a recess with illuminated vanity mirror above and space for towels etc below. Spot light to ceiling.



### HALF LANDING

With steps from the first landing and providing access to bedroom three only.

### BEDROOM THREE

With a vaulted ceiling and exposed beams, rustic plastered wall and window overlooking the side. Wall light points.

### EXTERNALLY

Cote House is approached via wrought iron gates opening into a walled courtyard garden with some shrubs. With space for on-site parking if required. From here there is access into the property either via the main front porch or via the utility.

The rear of the property is an enclosed, south facing courtyard garden with a Mediterranean feel with some whitewashed and some stone walls, flagging and small flower beds to one edge.



### TENURE

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

### LOCAL AUTHORITY AND TAX BAND

The local authority is Richmondshire District Council Tel: 01748 829100.

For council tax purposes the property is TBC

### SERVICES AND OTHER INFORMATION

### VIEWINGS

Strictly by appointment with the selling agents GSC Grays, Richmond Tel: 01748 829217.

### PARTICULARS

The particulars were written in March 2017. The photographs were taken in March 2017.

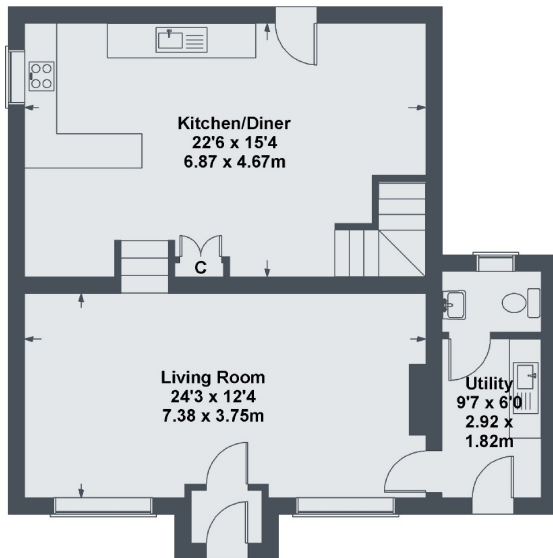


# GSC GRAYS

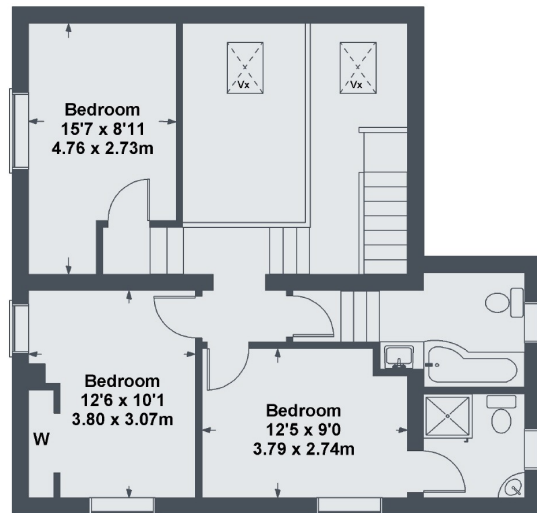
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## Cote House, Main Street, Middleton Tyas

Approximate Gross Internal Area  
1,562 sq ft - 145 sq m



**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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