

# THE COACH HOUSE

FREMINGTON

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# Fremington, North Yorkshire

Situated in Low Fremington on the grounds of Draycott Hall, this lovely grade two coach house stands proudly. With lots of walks at your doorstep and Grinton and Reeth either side of you, there's everything you need close by including, shops, a doctor's surgery, a post office and plenty of places for a bite to eat or a drink!



# Cosy Home...

Park up at the side of your home, or in the handy garage attached, unload the bags and head inside. You first step into the hallway where there's space for you to hang coats up and take off shoes, a handy understairs cupboard offers a place to stow away bags, walking equipment, or even the Hoover!

To the right into the living room where you can put your feet up and relax in front of the fire after a long day out enjoying the surrounding countryside. Large windows allow light to flood this room giving it a light and airy feel, perfect for delving into your favourite book!

To the back of the living room there's an area for a dining set, so you can sit round and enjoy family meals.

The kitchen branches off this area and the neutral design invites you in. Cream cabinets with wood worktops present the perfect place for rustling up something tasty. Find your included freestanding oven, fridge/freezer, dishwasher and washing machine too, making life that little bit more convenient.

To the left of the hallway a versatile snug/garden room that transitions seamlessly from a guest room to an office can be found. This snug blends comfort with functionality, featuring a convertible sofa bed and ample shelving, all under the warm glow of soft lighting from Velux windows and a windowed door to the outside. The space extends into the quaint back garden through glass doors, blending the indoors and out.





## Time for bed...

The upstairs of this home offers a comfortable retreat, featuring two double bedrooms designed with thoughtful touches and functional space. The main bedroom stands out with its grandeur, dominated by a large, canopied four-poster bed that serves as the room's centrepiece, promising a restful sleep. This room also includes a spacious built-in wardrobe, offering ample storage for clothes to be hung neatly away in. Two windows invite natural light, brightening the space and providing delightful views of the surroundings.

The second bedroom, currently furnished with two single beds would easily accommodate a double bed if desired. This room is complemented by a practical dresser and a wardrobe, meeting storage needs without compromising on style.

Completing the upstairs is the bathroom. It features a large walk-in shower, offering a spa-like experience within the comfort of your home. Additionally, an airing cupboard is incorporated, ensuring towels and linens are always warm and ready.







## Step outside...

Your private outside space gives you an area to sit and enjoy the sunny days, with a cuppa in hand. Shrubs line the garden and can be cut back for extra space should you desire. The views are beautiful from here too, giving you a relaxing backdrop to enjoy the warmer days! Out here you also have two apple trees, a lovely addition and ideal for crumbles!

### Finer Details

Postcode: DL11 6AW

Freehold

Council Tax Band: C

EPC Rating: TBC

Build Type: Stone

Oil Central heating

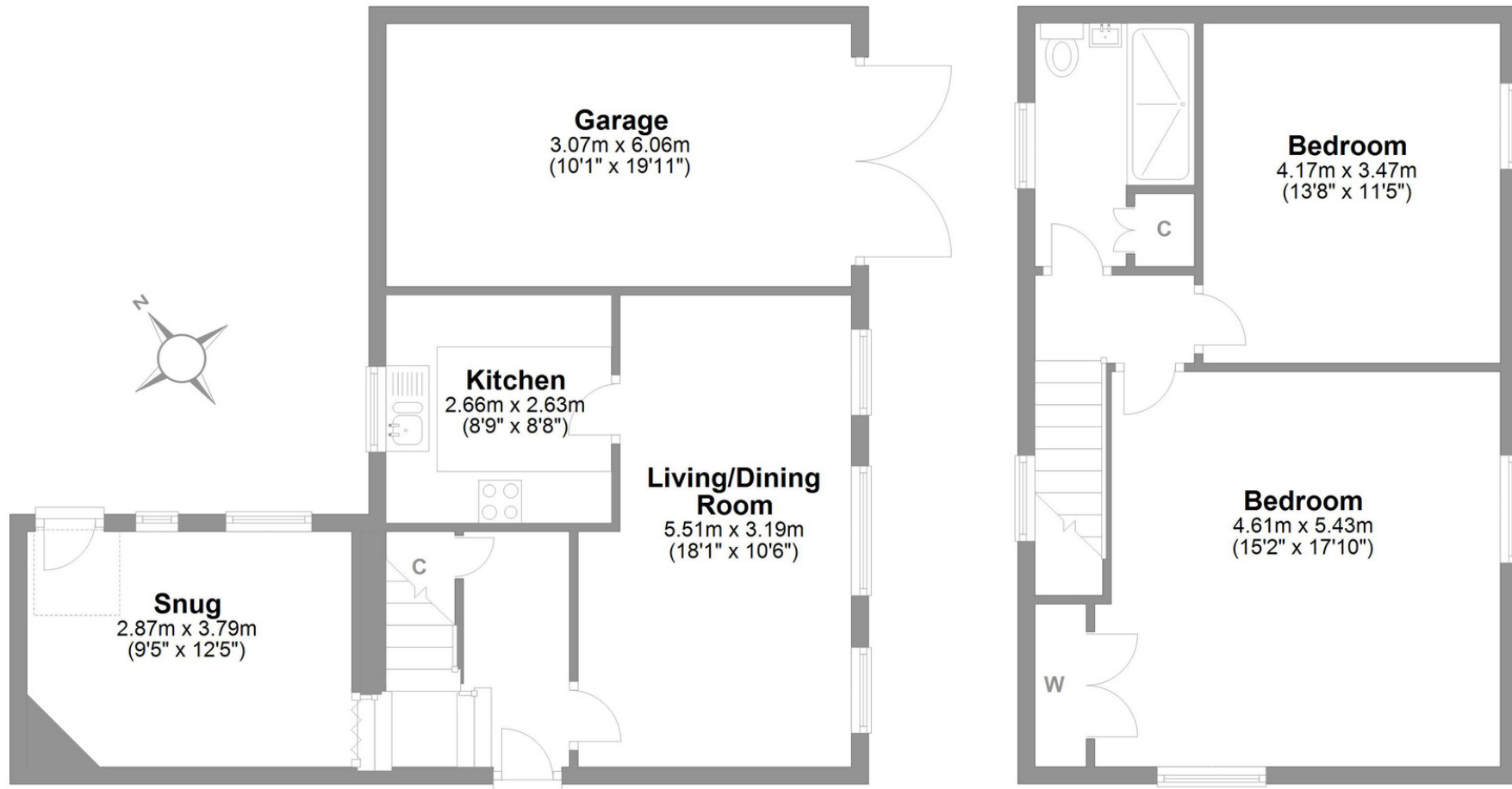
Grade 2 listed

All furnishings included



# The Coach House Fremington

Total area: approx. 109.5 sq. metres (1178.4 sq. feet)



**Ground Floor**  
Approx. 61.0 sq. metres (656.5 sq. feet)

**First Floor**  
Approx. 48.5 sq. metres (521.9 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

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