



**7 South End**

Osmotherley, Northallerton, DL6 3BN

youngsRPS 

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Osmotherley  
Northallerton  
DL6 3BN**

**Guide Price: £425,000**

A beautifully renovated, characterful property located in an elevated position within the sought after village of Osmotherley. The property comprises two reception rooms including family room overlooking the rear garden, kitchen, three double bedrooms and two bathrooms. Externally there is a mature rear garden, detached garage and workshop.

- Beautifully presented stone built home
- Three bedrooms
- Ensuite to Master Bedroom
- Two reception rooms
- Mature rear garden
- Detached garage & workshop

**youngsRPS** 

**Northallerton 01609 773004**





This lovingly updated and characterful home offers buyers the opportunity to enjoy country living in the sought after village of Osmotherley. The property opens into an inviting living room with exposed beamed ceiling, stone chimney & hearth and a multi fuel stove. Storage can be found in two original stripped pine shelved cupboards. Steps lead up to the country style kitchen boasting solid Maple floor units and granite worktops with inset double sink and induction hob. There is an oil burning Aga and space for a large fridge freezer. Unit matching doors allows a dishwasher and washing machine to be enclosed within the space. The characterful features continue with beamed ceilings and a natural flagged Yorkshire stone floor. An opening from the kitchen leads into a fabulous family room extension with slate floor, underfloor heating, larder cupboard, large atrium roof and bi-folding doors into the rear garden.

Up the stairs from the kitchen leads to the first floor landing, providing access to two of the double bedrooms, house bathroom and storage cupboard. The second bedroom enjoys views of the rear garden and a storage cupboard housing the hot water tank. The modern family bathroom comprises bath with shower over, WC and pedestal wash hand basin. The second floor allows access to the impressive master suite which comprises beamed ceiling, twin windows to front and a characterful feature fireplace. The room enjoys a newly fitted luxurious ensuite shower room including corner cubicle, WC and wash hand basin

with vanity unit below.

The rear garden is private and slightly elevated from the neighbouring property. There is a slate patio and steps, matching the flooring in the family room, and leading to a lawned area with attractive shrub borders. The garden is enclosed in stone walling with a further patio area at the far end.

A stone built garage is located to the rear of the property, accessed via Back Lane. The building has power and currently houses the oil boiler and tank. Planning permission and listed building consent has been granted for a partial conversion to include a home office with access door via the rear garden.

**LOCATION** Osmotherley is one of the area's most sought after villages and 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 & SERVICES** Mains electric, water and sewerage are connected. Oil fired central heating. North Yorkshire Council Tax Band C.

**VIEWINGS** Strictly by appointment only with the Agents. Please call 01609 773004.

**AGENT'S NOTES** The property has right of way on the path to the side of the property which allows access directly into the kitchen. Past the garden, this path also allows pedestrian access to the garage at the rear of the property.

We will be pleased to provide a free, 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		75 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

All measurements are approximate and for display purposes only.

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