



Village Farm

West Rounton, Northallerton, DL6 2LL

youngsRPS 

**Village Farm
West Rounton
Northallerton
DL6 2LL**

£425,000

This charming cottage located in the sought after village of West Rounton has a wealth of original features & offers versatile accommodation including 4 reception rooms & 4 bedrooms. There are large gardens to the rear with space to erect a garage if required. Viewing essential.

- Period property with original features
- Versatile accommodation with potential to re-configure
- Large garden to rear
- Space for double garage & off-street parking
- Sought after village location within easy reach of the A19



Northallerton 01609 773004





A reception hall with ceramic tiled flooring welcomes you into this charming cottage. The shaker style breakfast kitchen has exposed beams, a range of cream wall & floor units, wood block worksurfaces, Belfast sink & a built-under electric oven with halogen hob & extractor over. The well-proportioned sitting room has stairs to the first floor, windows to two aspects allowing for plenty of light, whilst a wood burning stove gives a cosy feel to the room. The snug has characterful beams to the ceiling and an open fire with period style fireplace. An inner hallway leads through to the formal dining room which then leads on to a convenient study, perfect for home working, although this could also be used as a 5th bedroom if preferred. Whilst providing excellent reception space, Village Farm also has practical ground floor accommodation including two shower rooms & a utility room with built-in storage cupboard & an exit door accessing the rear garden. The first-floor benefits from four well-proportioned bedrooms, two of which have charming period style fireplaces. The family bathroom has a Victorian style suite including a freestanding claw foot bath. Externally, the gardens are a delight. The front is enclosed by a mature hedge to the boundaries & laid mainly to lawn. The rear has a raised flagged sun terrace which looks out onto the large expansive lawns interspersed with a variety of mature specimen trees & shrubs. A timber gate leads to a rear lane over which Village Farm has both vehicular &

pedestrian access & from which there is potential to erect a double garage & off-street parking space within the existing garden if required.

SERVICES Mains water, drainage & electric. Oil fired central heating.

CHARGES North Yorkshire Council Tax Band E.

TENURE The property is Freehold.

AGENT'S NOTES There is space to erect a double garage to the rear of the property if required & subject to the usual permissions. The Vendors have drawn up plans for this & are available to view on request.

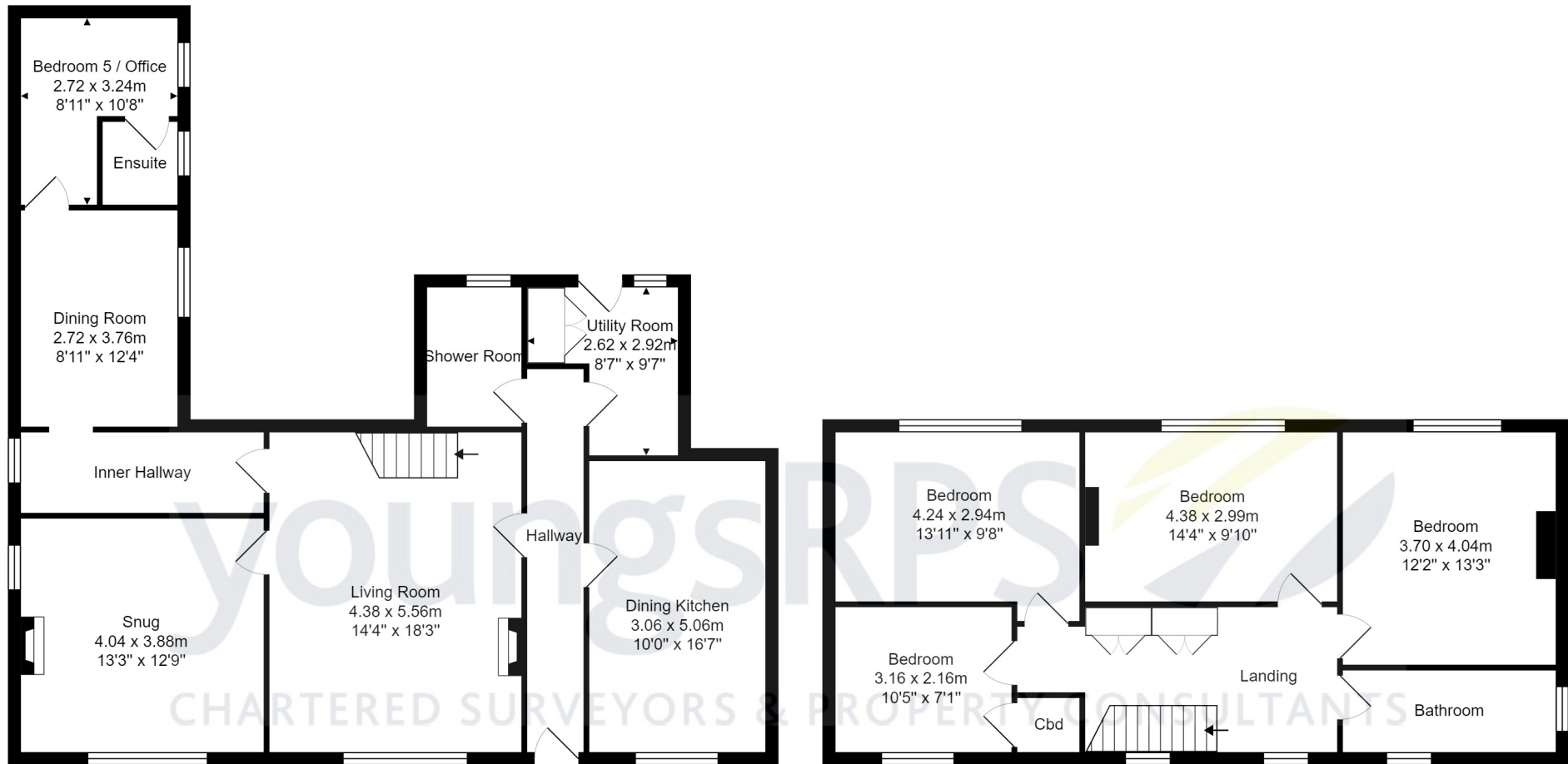
VIEWINGS By appointment with the Agents. Please call 01609 773004.

FREE MARKET APPRAISAL We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

LOCATION West Rounton is a sought-after village located

approximately 9 miles from Northallerton with mainline train station & within easy reach of the A19 Trunk Road. It also lies on the edge of the popular North York Moors National Park. A well-regarded Primary School, pub & shop can be found in nearby Appleton Wiske.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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