



Chandale

East Cowton, Northallerton, DL7 0DH

youngsRPS 

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East Cowton
Northallerton
DL7 0DH

Guide Price: £550,000

One of the most deceptive properties we have sold in recent years situated in the popular village of East Cowton. Accommodation comprises 4 reception rooms & 5 double bedrooms. Extensive, mature gardens, stable block with fully fitted kitchen, BUSINESS POTENTIAL - former cattery Oil CH, UPVC DG.

- Accommodation amounting to over 2200 square feet
- Plot of approximately 0.67 acre
- Business potential - Former cattery
- Extensive gardens & stable block
- 5 double bedrooms



Northallerton 01609 773004





The property is accessed via a composite front door into an entrance porch with door to a double bedroom and further door to the breakfast kitchen, all boasting solid wood flooring. The recently updated breakfast kitchen comprises sage green wall and floor units, granite worktops, tiled splashbacks, a stainless steel 1 1/2 bowl sink and drainer, Range cooker with 7 hob gas burner and extractor over. Additionally, there is a generous kitchen island with further storage units and a breakfast bar, a large walk in pantry, ample room for dining table and additional seating. From the kitchen, a door leads into a spacious hallway giving access to three reception rooms including dining room, conservatory and living room which benefits from French doors to the side garden and a gas fire with oak surround. A door from the conservatory leads to a useful utility room with stainless steel sink, plumbing for a washing machine and also the oil central heating boiler. There are three bedrooms accessed from the hallway, all of which are doubles. The master suite enjoys a spacious modern ensuite shower room and large dressing room with windows to the side. The family bathroom comprises a bath with shower over, pedestal wash hand basin, WC and cupboard housing the hot water cylinder. To the first floor is another spacious double bedroom enjoying fitted wardrobes, 3 Velux windows, an ensuite shower room and walk in loft access.

GARDENS The front garden is laid mainly to lawn with well stocked borders, garden pond with bridge over and mature



hedging to the boundaries. There is off street parking for three vehicles and gate down the side of the property affording further parking for multiple vehicles. The west garden is accessed via the drive and conservatory and is laid mainly to lawn with planted shrub borders, raised vegetable beds, garden shed, greenhouse, oil tank, a west facing patio area and hard standing for parking. A private & secluded east garden is mostly laid to lawn with planted shrub borders and mature boundary hedging and trees. There is also a wildlife pond.

To the rear there is a truly stunning garden laid mainly to lawn with mature trees, shrub borders, fenced boundaries and a hornbeam archway providing access to the orchard which is well-stocked with Apple, Plum and Pear trees. There are twin stables used as an office, stockroom, utility room and fitted kitchen. If required, this could be converted back to stables. The outbuildings to the rear of the garden were previously used as a cattery. These briefly comprised of individually lit units, each with separate thermostatic controls and an external enclosed garden. The licence was previously for 29 boarders.

LOCATION East Cowton is a popular village located approximately 9 miles from both the market town of Northallerton to the South & Darlington to the North, both of which have mainline train stations & are within easy access of the A1 & A19 trunk roads & plenty of shops & amenities. The village itself has a village inn, shop, primary school, church & regular bus service.

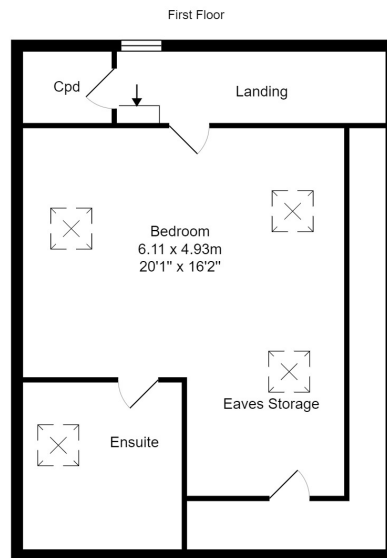
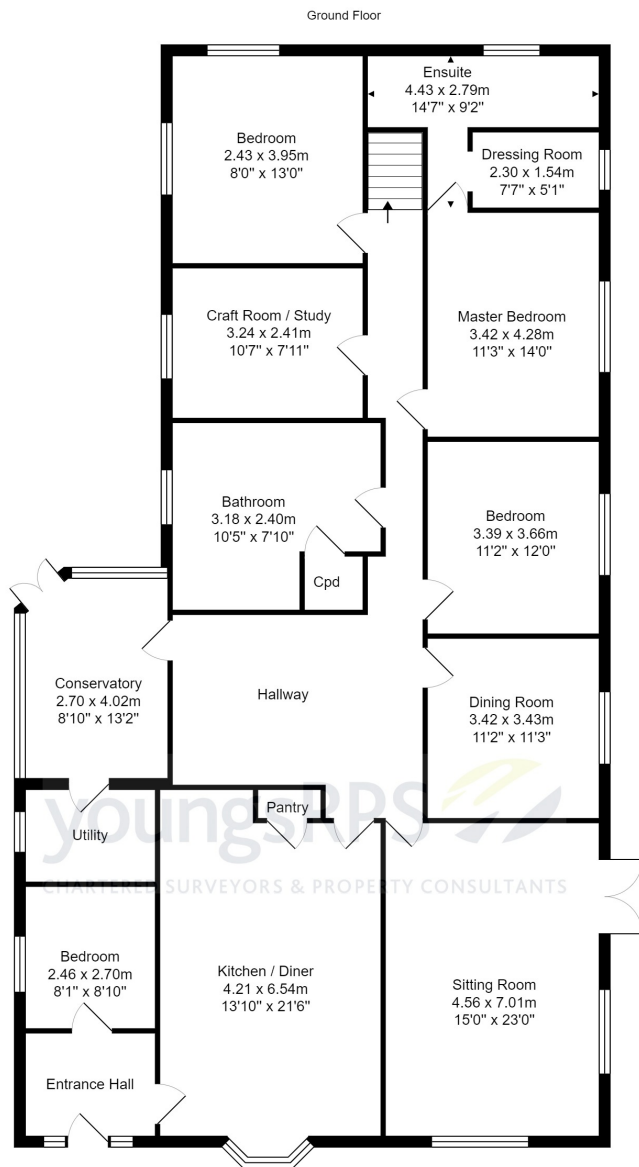


SERVICES & CHARGES Mains electricity, water and drainage are connected. Oil-fired central heating. North Yorkshire Council Tax Band F.

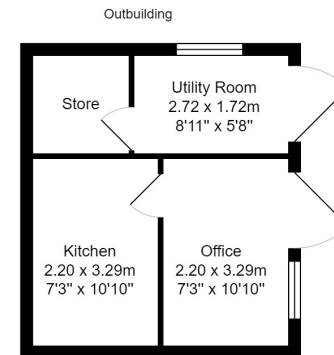
VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

TENURE The property is freehold.





All measurements are approximate and for display purposes only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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