



THE READING ROOMS, FRONT STREET, APPLETON WISKE
NORTHALLERTON, NORTH YORKSHIRE, DL6 2AB



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The Reading Rooms is a charming character cottage, dating back to circa 1869, that beautifully blends period features with modern upgrades, including solar panels and an air source heating system. Offering two reception rooms, a stylish kitchen, three bedrooms and private gardens, this historic home provides both charm and contemporary comfort in equal measure.

- CHAIN FREE Beautifully Presented Historic Cottage Circa 1869
- Characterful Interiors Including Exposed Timbers & Fireplaces
- Solar Panels & Air Source Heating
- Three Bedrooms
- West Facing Gardens & Terrace
- EPC Rating A

OFFERS IN THE REGION OF £294,000

GET IN TOUCH

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DESCRIPTION

The Reading Rooms is a charming character cottage, dating back to circa 1869, which was originally the Old Mechanics Institute before later serving as a base for teaching literacy — inspiring its name. Combining original period features with thoughtful modern upgrades, including solar panels and a new air source heating system, this home beautifully balances historic charm with contemporary comfort.

On entering the property, the front hall leads to a generous dining room, a welcoming space filled with natural light and enhanced by exposed timbers and an ornate cast-iron fireplace with decorative tiled inset. An archway opens into the stunning kitchen/breakfast room, which is flooded with light from a vaulted ceiling with Velux roof lights, a large side window, and glazed doors to the rear terrace. The kitchen is fitted with cream wall and base units, solid oak worksurfaces, and a versatile breakfast bar, and it includes a range of integrated appliances with generous larder storage.

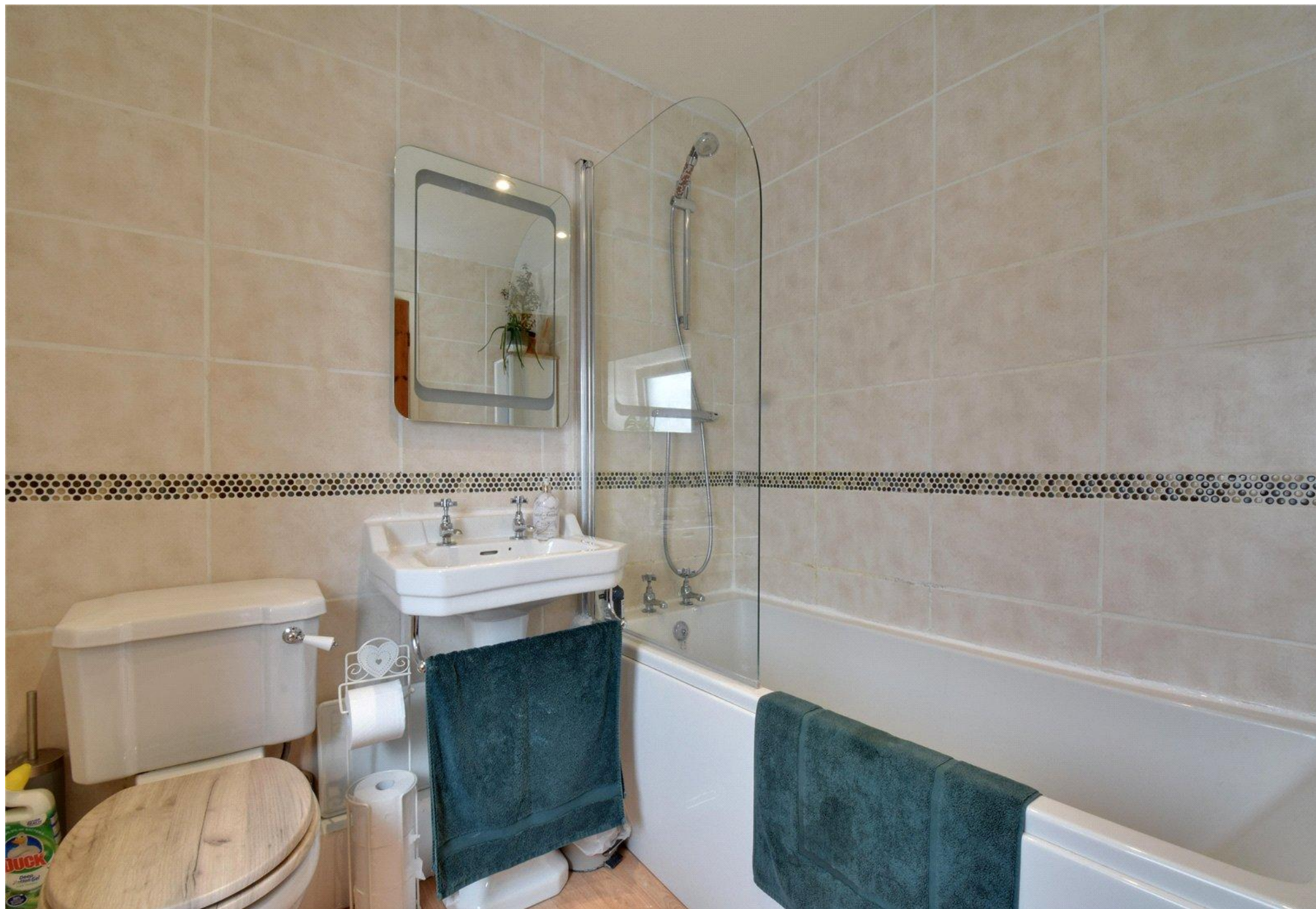
The rear hall/boot room provides access to a separate WC and the garage, which features an electric door, additional external access to the terrace, plumbing for utilities, space for extra appliances, and valuable overhead storage.

The tranquil sitting room enjoys views to both front and rear and features exposed timbers and an open fire with ornate brick surround, creating a cosy yet characterful retreat. A glazed door opens directly onto the private terrace, while a useful under-stairs cupboard completes the room.

Upstairs, a galleried landing showcases a bespoke opaque window etched with text from the property's original deeds—one of many unique details that make this home so special. Two delightful double bedrooms overlook the front garden, while a generous single bedroom with side aspect sits to the rear. The house bathroom is fitted with a modern white suite, including a bath with power shower over, glass screen, fully tiled walls, and a heated anti-mist mirror. A pull-down ladder provides access to the fully boarded loft, offering excellent storage.

Externally, the west-facing rear terrace provides a secluded haven, perfect for morning coffee or evening drinks, framed by vibrant climbing wisteria, honeysuckle, and seasonal blooms. The front garden is laid to lawn with well-stocked flower borders,







complemented by a charming handmade path leading to the front door.

With its rich history, elegant interiors, modern efficiencies—including solar panels—and enchanting gardens, The Reading Rooms is a truly exceptional home that must be seen to be fully appreciated.

LOCATION

Appleton Wiske is a picturesque and highly regarded village located in the heart of North Yorkshire, surrounded by beautiful open countryside. The village offers a strong sense of community and benefits from a range of local amenities, including a well-regarded primary school, village hall, pub, and church. Its peaceful rural setting is complemented by excellent transport links, providing easy access to nearby towns such as Northallerton, Yarm, and Darlington, as well as connections to the A19 and mainline rail services. Appleton Wiske is an ideal location for those seeking a tranquil village lifestyle without compromising on convenience.

Services

Mains drainage, water & electric. Air Source Heat Pump powering heating and hot water. An income of approx £500 per quarter is received via a grant with 1 year remaining. Solar Panels are connected and owned outright.

Charges

North Yorkshire Council Tax Band D.

Tenure

The property is Freehold.

Viewings

By appointment with the Agent. Please call 01609 773004.

Agent's Notes

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.





All measurements are approximate and for display purposes only.

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