



**CARVER**  
**RESIDENTIAL**  
Sales · Lettings · Property Management

Ovington, Richmond, DL11 7BW

**Offers in the region of £210,000**

Bungalow - Semi  
Detached  
1 Bedroom/s  
1 Bathroom/s



UNEXPECTEDLY BACK TO MARKET is this CHAIN FREE, beautifully presented, south facing one bedroom stone and brick rendered single storey period cottage occupies a prominent position overlooking part of Ovington green. Peaceful and tranquil, deceptively spacious one bedroom cottage has been run as a successful holiday let for a number of years. The Conifers has the options of being an ideal investment/development opportunity or your own slice of rural village life. Lovingly updated and finished the property consists of a welcoming hallway, living room with feature fireplace, double bedroom, spacious bathroom and a kitchen dining room with French doors. Externally the property offers a very pretty walled front garden with bordered lawn and a private rear walled garden which is a sheltered sun trap. Planning permission is in place for a first floor extension into the loft to create a three bedroom cottage with two reception rooms, a dining kitchen and a front porch. Viewing is highly recommended to appreciate the property and opportunities on offer. The entrance hall leads to the charming living room with feature fireplace and a display alcove set into wall with window overlooking the south facing front walled garden. The lovely double bedroom with window seat also overlooks the front garden. The dining kitchen, with French doors to the rear garden, comprises of a matching range of wall and base units incorporating an integrated washer/dryer and an electric fan oven with a ceramic electric hob and integrated extractor fan over. The bathroom comprises a panelled bath with shower over, wash hand basin and low level WC. Externally the south facing front walled garden with hedge to one side with cast iron entrance gate, pathway to front entrance, mature planted beds surrounding lawn. To the rear is a walled courtyard garden with raised borders, a beautiful private sheltered sun trap. EPC rating E, Durham County Council tax band B.







- Successful Holiday Let
- Village Cottage
- Private Rear Garden
- Fully Modernised
- One Bedroom with Planning for Extension

#### GENERAL INFORMATION

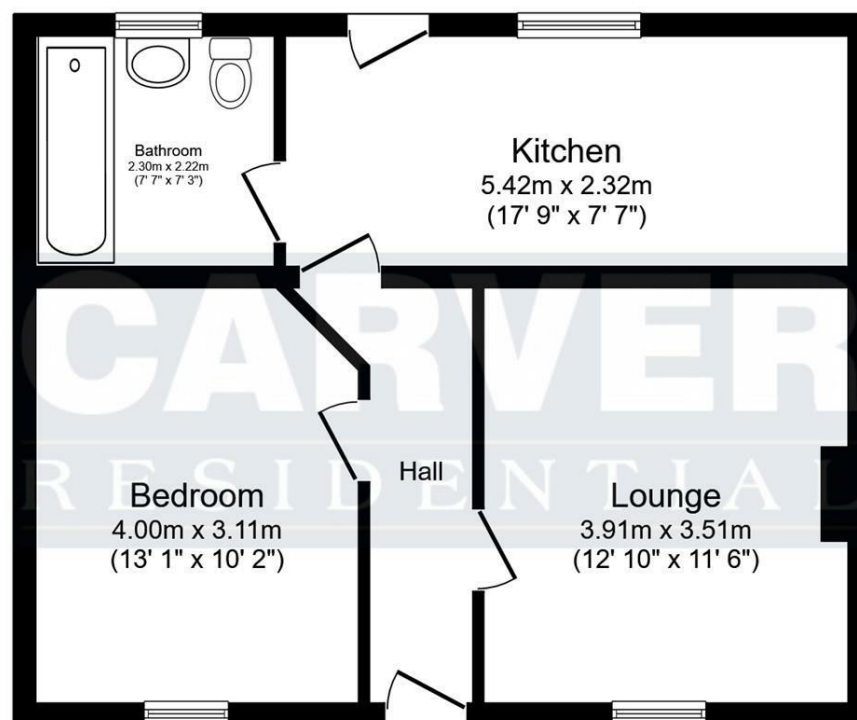
Tenure: Freehold

Services: Electric central heating, mains electric, water and drainage.  
Double glazing

Local Authority: Durham County Council (Tax Banding B)

#### Location

Ovington, known as the maypole village, enjoys a public house and a community led village hall. The nearby historic towns of Barnard Castle and Richmond both provide a wide range of amenities including local and larger retailers, sports centres, swimming pools and weekly markets. The A67, A66 and A1(M) provide links with the major commercial areas of the North East. Nearby Darlington has a main-line railway station.



**Floor Plan**  
Floor area 50.2 sq.m. (540 sq.ft.)

Total floor area: 50.2 sq.m. (540 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**We can search 1,000s of mortgages for you**

It could take just 15 minutes with one of our specialist advisers:  
Call: 01325 380088. Visit: Any of our Offices. Online: [www.mortgageadvicebureau.com/carver](http://www.mortgageadvicebureau.com/carver)



Your home may be repossessed if you do not keep up repayments on your mortgage.  
There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed

MAB 6202



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property



**14 Duke Street, Darlington**  
**Co Durham, DL3 7AA**  
**01325 357807**  
**[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)**

**63 Dalton Way, Newton Aycliffe**  
**Co Durham DL5 4NB**  
**01325 320676**  
**[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)**

**41 Market Place, Richmond**  
**North Yorkshire, DL10 4QL**  
**01748 825317**  
**[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)**

**219 High Street, Northallerton**  
**North Yorkshire DL7 8LW**  
**01609 777710**  
**[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)**

**[www.carvergroup.co.uk](http://www.carvergroup.co.uk)**