



A lovely two bedroomed Grade II listed barn conversion situated in a courtyard setting within easy reach of Northallerton and the A19. The property benefits from electric heating and double glazing. The accommodation includes a large living room with arch windows to the front, multi fuel log burning stove, French doors to the rear and oak flooring that extends to the inner hall and bedrooms. There is a kitchen/dining room with Belfast sink, inner hall, master bedroom with en suite bathroom fitted with a bath with shower over, bedroom two and a lovely shower room /wc fitted with a double walk in shower. Externally there is a graveled courtyard to the front providing a private off street parking area for several cars. The south west facing rear garden is private with lawn, patios and mature borders. The rear garden can be accessed via the French doors from the living room, bedroom one and the side passageway.





- Beautifully presented two bedroomed single storey barn conversion
- Kitchen / dining room with Belfast sink
- Lovely shower room/wc with double walk in shower
- Courtyard setting with off street parking for several vehicles

- Spacious living room with French doors to the rear garden
- Master bedroom with French doors to the rear garden and ensuite bathroom
- Electric heating, solar panels and double glazing
- Private rear garden

GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage to shared septic tank

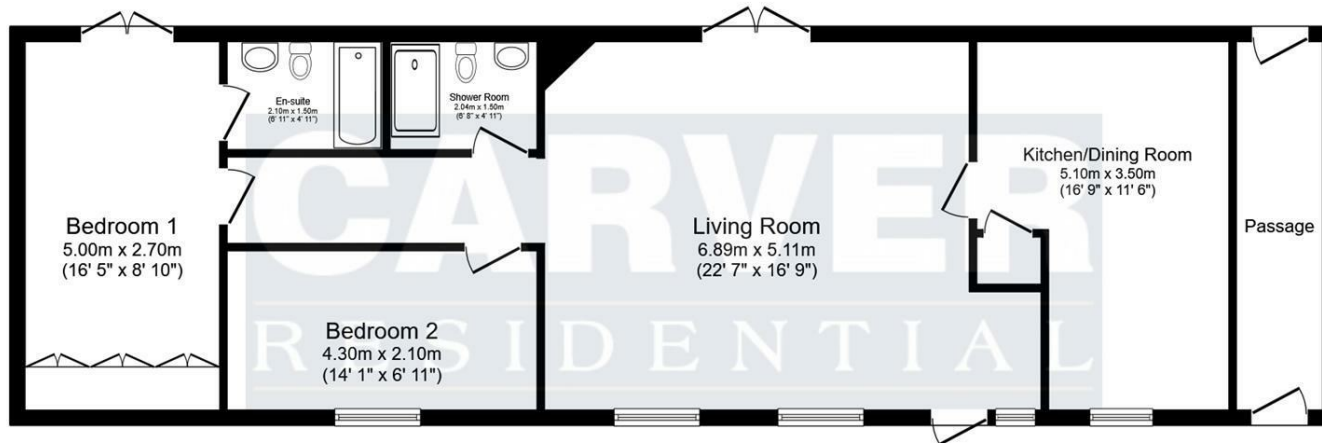
Double glazing.

Solar Panel

Local Authority: North Yorkshire Band C

There is a right of access for a neighbour through the passage

Grade II Listed - Within the curtilage of Winton House listing No 1150839



Floor Plan

Floor area 91.9 sq.m. (990 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total floor area: 91.9 sq.m. (990 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

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



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

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk

www.carvergroup.co.uk