

Aldbrough St John Richmond DL11 7TJ Price £275,000



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Welcome to this charming stone built cottage, located next to the village church in the picturesque village of Aldbrough St John, Richmond. This delightful property boasts a cozy reception room with multi fuel Aga stove, perfect for relaxing after a long day, a modern Kitchen/breakfast room with lovely views over open fields, shaker style kitchen units, AEG hob, Bosch oven, Intergrated fridge freezer and tiled splashbacks, two well appointed bedrooms and a well-maintained bathroom.

Externally, to the front there is a well presented cottage garden which is surrounded by stone walling and has gated access with a natural stone pathway leading to the front door and paved seating area.

The rear of the property has a lovely, stone flagged, enclosed courtyard with two stone built stores and an extremely useful stone built garden room which has been converted from an outbuilding, the room has fully glazed double uPVC doors, tiled floor, an abundance of power points and exposed timber ceiling beams. This room could be used for a number of purposes ( for example, home office or hobby room), or even an occasional guest bedroom, if desired.

Aldbrough St John is an extremely popular village with a fantastic and active community noted for its annual feast, cricket ground, pretty village greens and pleasant walks. The village has its own well respected pub The Stanwick Arms which is a cozy spot to have a meal and meet the neighbours. Located just 7 miles from the popular Market Town of Richmond which offers many top-class restaurants, pubs and tea shops, perfect for a spot of lunch, afternoon tea or a lazy supper, and the chance to browse the weekly market and monthly farmers' market with local produce and crafts is not to be missed.

If you want to immerse yourself in the joys of village life, then look no further.







- Sought after village location
  - Garden Room
- Beautiful cottage garden
- Modern Kitchen and Bathroom
  - No Onward Chain

**General Remarks**

Tenure: Freehold

Services: Electric heating, Mains Water & sewerage

Council Tax: Band C NYCC

Parking: On street (option to create driveway subject to planning consents)

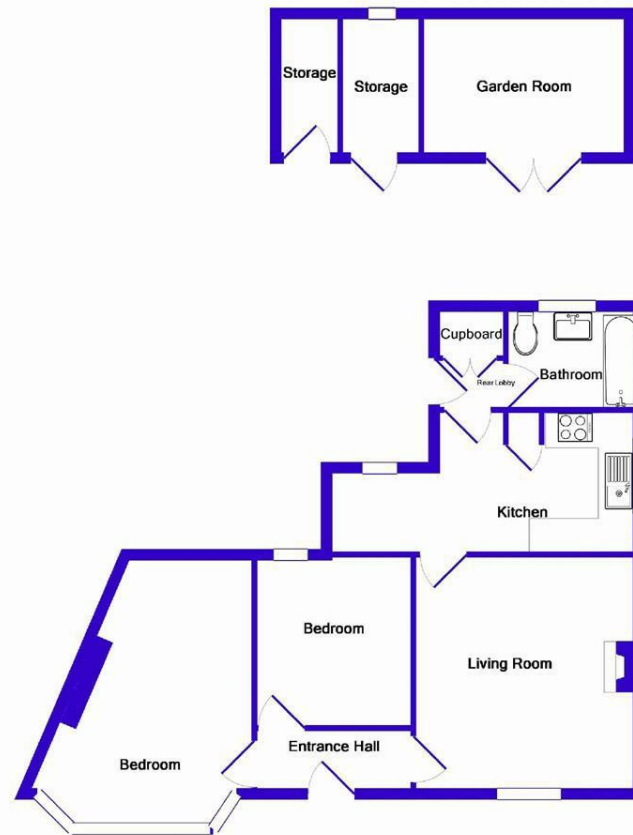
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CARVER BUILDING SURVEYORS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be viewed as such by any prospective purchaser. Created specifically for you, by i-draw it! Made with Metrepro 10294

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>80</b> |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | <b>41</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 |           |

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