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Yew Tree Cottage, Hall Farm
Hornby, Northallerton, DL6 2JQ

Offers in the region of £580,000

House - Detached
5 Bedroom/s
3 Bathroom/s

A substantial five bedroomed detached family home providing versatile and beautifully presented living space benefitting from oil fired central heating and double glazing. The spacious accommodation includes a reception hall, spacious living room, fitted kitchen with an open plan feel to the dining room, superb garden room with double doors leading out to the rear garden. There is a study / office, useful utility room, cloak room / wc, side hall, with door to the front and access to the double garage. The master bedroom is a double room with fitted wardrobes and a lovely en suite shower room. There two further double bedrooms and a family shower room on the ground floor. To the first floor there are two double bedrooms with one having an en suite shower room. Externally there is a large block paved driveway providing off street parking and access to the double garage. There is a front garden and landscaped rear garden mainly laid to lawn with patio area. The village of Hornby is well positioned for the nearby towns of Northallerton, Yarm, Richmond and Darlington.





- Individually designed five bedroomed detached family home
- Three reception rooms including a superb garden room
- Study / office
- Large block paved driveway leading to a double garage with remote door
- Two en suites shower room / bathroom and family shower room
- Spacious living room
- Two first floor bedrooms and en suite shower room
- Sought after village location

GENERAL INFORMATION

Tenure: Freehold

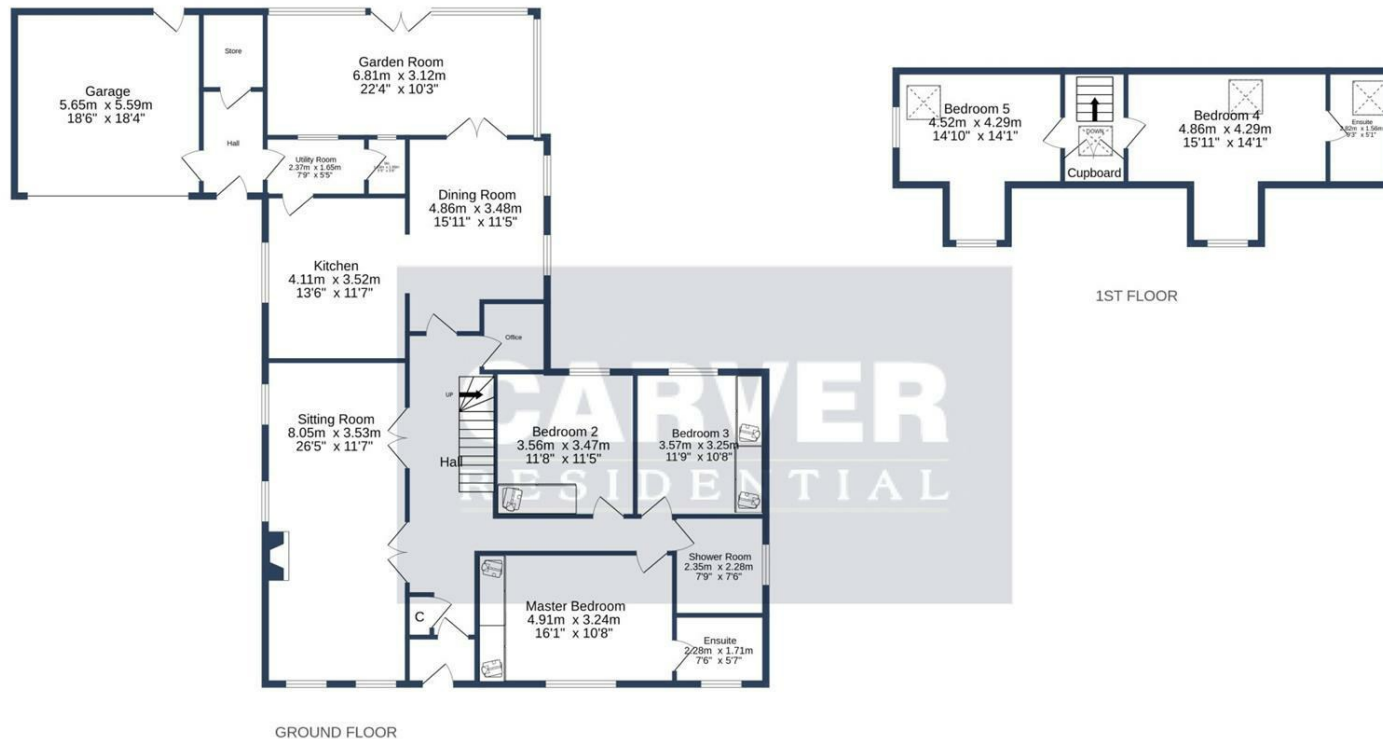
Services: Oil central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band F

Solar Panels owned outright.

Planning permission granted for - Alterations and extensions to existing Dwelling - Granted Wed 13 Apr 2022 - Ref 22/00323/FUL



YEW TREE COTTAGE, HORNBY. DL6 2JQ.

TOTAL FLOOR AREA : 206.0 sq.m. (2217 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

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