



PEBBLE FORGE  
North Cowton, Northallerton



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# PEBBLE FORGE

Northallerton, North Yorkshire, DL7 0HG

Pebble Forge is an attractive, period style property, occupying a lovely position in the centre of the popular village of North Cowton. This characterful home offers generous accommodation throughout, with numerous features and a well proportioned layout.

## ACCOMMODATION

The property benefits from an L shaped sitting room with open fire, separate formal dining room, as well as a breakfast kitchen and useful utility. To the first floor there are three double bedrooms, including a principal with en-suite and a house bathroom with free standing bath. Externally, the property benefits from low maintenance south-facing rear gardens, with an abundance of shrubs and flower beds, as well as parking and a garage.



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## Situation & Amenities

North Cowton is a delightful village with a central village green, public house, primary school, football pitch and playgrounds. The village is also within the catchment area of Richmond Secondary School and Sixth Form College. This superb village is situated equidistant between Darlington, Northallerton and Richmond, towns which offer a wide variety of amenities including supermarkets, national and independent shops, restaurants and pubs as well as GP surgeries. The village also benefits from superb road links and connections, including A1M and A66. There are also main line railway stations in both Northallerton and Darlington making this an ideal rural location for those who need access across the region. The village is served by a bus service which runs between nearby Darlington and Northallerton.







### Accommodation Comprises: Ground Floor

The front door leads into a spacious entrance hall, with timber doors leading to the breakfast kitchen, dining room and sitting room, with terracotta tiled flooring, spindle traditional staircase to the first floor, sash window, coving and wood panelling. The breakfast kitchen has a good range of wall and base units with wood effect frontage and granite effect work surfaces, space for a dishwasher, integrated appliances including; a double fan oven and ceramic hob above, extractor fan, fridge freezer and one and a half sink. Door leading into the utility room and a window overlooking the rear gardens.

The sitting room is a spacious L-shaped room, with a sash window overlooking the front garden and patio doors leading out to the rear, an open fire with tiled hearth, reclaimed copper and wooden surround, reclaimed Parquet flooring, coving detailing and wood panelling. The dining room has a sash window to the front, a good range of useful fitted bookcases and coving detailing. The utility room has a range of fitted cupboards, an additional sink and space for a washing machine and tumble dryer, a window and door to the rear and a door leading into the attached garage.





## First Floor

The first floor landing has doors leading to the three bedrooms and house bathroom, as well as a window overlooking the front garden. The principal bedroom is a good sized double with a range of fitted wardrobes and storage, a dual aspect with a window to the front and side and a door leading into the en-suite shower room. The en-suite shower room has a step-in shower, with speaker and jet shower heads, wash hand basin, WC, and window to the rear.

Bedroom two is a good sized double bedroom with a window to the rear showcasing views over the garden and open countryside beyond, as well as a good range of fitted wardrobes and reclaimed oak flooring. Bedroom three is a spacious double with fitted shelving and a sash window overlooking the front gardens and village green. The house bathroom has a free standing bath, a bespoke basin with shelving and a low level WC, traditional style radiator and a frosted glazed window to the rear.

## Externally

The front of the property is approached by a driveway over the village green, leading up to a block paved parking area and the garage. The block paving continues with a pathway to the front door. There are fenced and stone walled boundaries, a well maintained front garden with decorative box hedging, housing an abundance of rose bushes and gravelled pathways.

To the rear of the property, there is an enclosed south facing garden with walled and fenced boundaries, various seating areas, including a paved patio area, adjacent to the sitting room, gravelled pathways lead through the gardens which have various flower beds and borders, housing an abundance of mature shrubs and plants. There is an ornamental pond and a raised gravelled seating area and a timber screen hides the oil tank.

## Garage

With an up and over door, light and power connected. A drop down ladder leads up to a mezzanine level, providing additional storage and also houses the water tank.

## Tenure

The property is believed to be freehold with vacant possession on completion.

## Services and Other Information

The property is served by oil fired central heating, mains electric, water and drainage connected.

## Local Authority and Council Tax Band

Richmondshire. Tel 01748 829100.

The property is banded E.

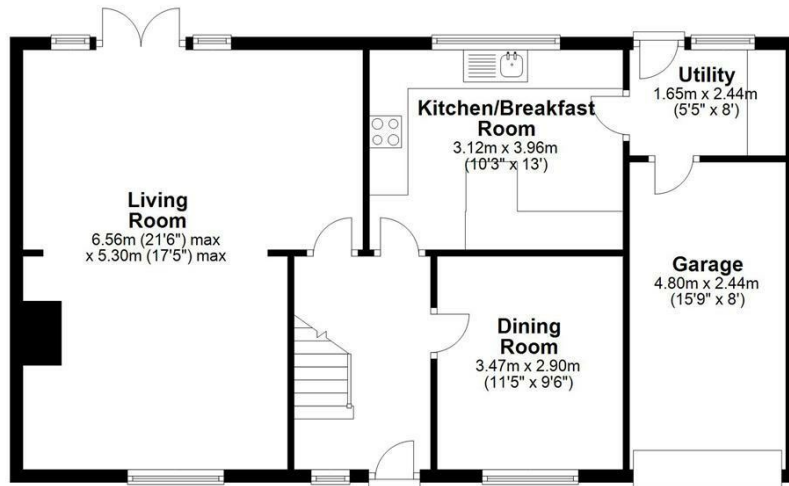
## Particulars & Photographs

The particulars were written and the photographs taken in January 2023.

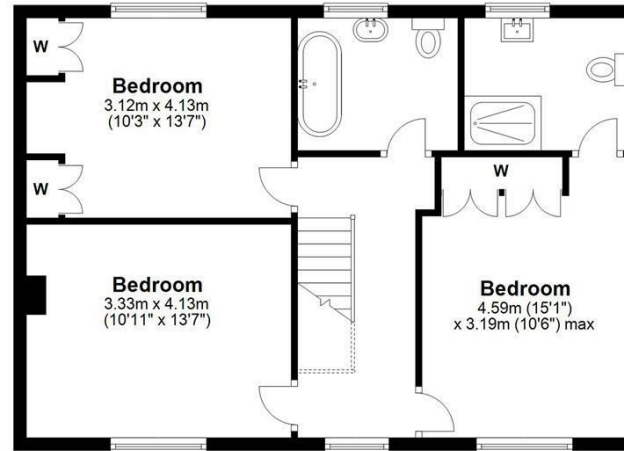


# Pebble Forge North Cowton

Total area: approx. 138.4 sq. metres (1489.5 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</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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