



3 CHURCH LANE
Faceby, North Yorkshire



GSC GRAYS

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Faceby, North Yorkshire

Tucked away up Church Lane in Faceby, this immaculate cottage with glorious south-facing gardens is presented to an exceptional standard throughout and has been completely renovated and reconfigured to create a spacious home. There is a welcoming living and dining area with central fireplace, a luxurious bath and shower room along with two bedrooms, the master benefitting from an adjacent dressing room or nursery.

Immediately outside, there is an outbuilding plumbed for the utilities to keep everything out of the way. There are two patio areas, one in a courtyard style and the other positioned to enjoy the gardens which are beautifully maintained and back onto a paddock at the rear.

Immaculate Cottage * Premium Faceby Village Location * Large, Open-Plan Living and Dining * Completely Renovated to the Highest Standard * Kitchen / Breakfast Room * Outbuilding with Utility Plumbing * Two Bedrooms * Luxurious Jack and Jill Bathroom * Dressing Room or Nursery * South-Facing Gardens and Two Patio Areas



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Situation and Amenities

Nestled in the North Yorkshire Moors, Faceby is a small village and civil parish with a village hall, a 12th century church and The Sutton Arms pub. Residents here enjoy a semi-rural location with many stunning views, whilst benefiting from the close proximity to Stokesley, which has shops, schools, restaurants, public houses and cafes.

Stokesley 4.4 miles, Northallerton 12 miles, Middlesbrough 13.6 miles, Darlington 20 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International Airports: Teesside International, Newcastle and Leeds Bradford.





Ground Floor

Stylish and spacious, the open-plan living and dining room is flexible and modern with a characterful ceiling beam, storage cupboards, and shelved recesses that have been hand-crafted to give a warm and welcoming feeling. There is a feature stove with a brick surround and wooden mantel over, creating a comfortable atmosphere for family nights in.

An arched opening leads through to the well-appointed kitchen, which is filled with light from four windows to the front, side and rear. There is a breakfast bar along one wall, finished in the same style as the wooden worktops and shelves, along with built-in appliances including a double oven and hob with a stainless steel extractor hood over.

The rear lobby gives access to a handy cloakroom/w.c, with a door leading out to the courtyard. Here, there is an outdoor utility/store room with worktop, shelving and plumbing and electricity for a washing machine and tumble dryer: perfect for keeping essentials out of the way.



First Floor

From the living room, there is an open staircase leading up to the first floor landing, which gives access to both bedrooms.

The master bedroom to the front of the property has a character fireplace, built-in storage cupboards and a door leading through to the nursery/dressing area, which has a built-in dressing table, wardrobes and a further door to the bathroom.

The contemporary bathroom can also be directly accessed from the second bedroom and features a free-standing bath with shower attachment, tiled floor and walls, hand wash basin with vanity storage and a large, step-in shower cubicle.

Overlooking the rear garden, the second bedroom benefits from built-in wardrobes and has a door leading through to the bathroom via a small dressing/storage area.

Externally

Directly adjacent to the rear of the property, there is a pretty, walled courtyard: a lovely, quiet spot in which to enjoy a drink outdoors. Steps from here lead up to the lawned rear garden, which benefits from an open outlook over a neighbouring paddock. There are shrubs, planting, borders and a further patio area enjoying the southerly aspect.

Tenure

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

Local Authority

Hambleton District Council. Telephone: 01609 779 977. Council tax band C.

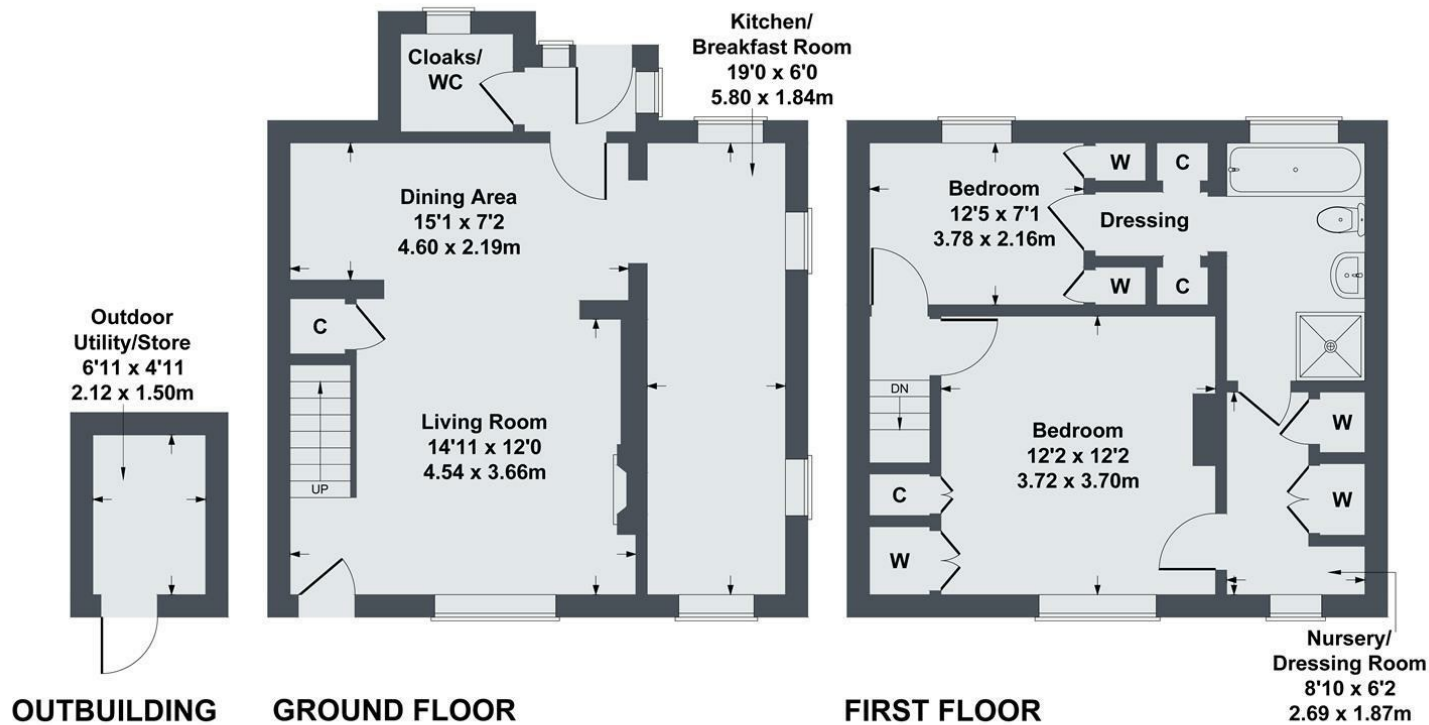
Particulars and Photographs

Particulars prepared July 2023.

Photographs taken July 2023.

3 Church Lane, Faceby

Approximate Gross Internal Area
926 sq ft - 86 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

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