



CARRICK COTTAGE
Eppleby



CARRICK COTTAGE

Eppleby, North Yorkshire, DL11 7AR

A stunning stone built three bedroom detached home overlooking Eppleby village green, Carrick Cottage provides a superb family home with generous enclosed rear garden, double garage and off-street parking.

ACCOMMODATION

- * Detached family home
 - * Stone built
 - * Three bedrooms
 - * Four reception rooms
- * Double garage and parking
 - * Enclosed rear garden
 - * Village location
- * Overlooking the village green



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation

The property is located in the heart of this popular North Yorkshire village. Eppleby has an active community and benefits from a village hall, primary school, tea room with shop and a public house. The village is really well placed being around 9 to 10 miles from Richmond, Darlington and Barnard Castle, and with the A1(M) interchange at Barton being 6 miles distant.





Ground Floor

With entrance porch leading through to a living room with oak flooring, window overlooking the village green and brick fireplace with cast iron stove. The dining room also overlooks the village green with feature cast iron fireplace with surround, two built-in arch recessed storage units and oak flooring. The inner hallway has oak flooring, staircase to first floor, understairs storage cupboard and doors to rear garden and ground floor cloakroom/wc. The study has a window to side elevation and oak flooring. The breakfast/kitchen comprises a matching range of wall and base units incorporating rolled edge worksurfaces with space for Range style cooker, space for dishwasher, integrated fridge/freezer and window overlooking the rear garden. The utility room has a further matching range of wall and base units with space and plumbing for washing machine and tumble dryer, built-in storage cupboard housing oil fire central heating boiler. A generous additional multi purpose room with bow window overlooking the village green and oak flooring.



First Floor

With generous open landing with windows to rear and doors to first floor accommodation. The main bedroom has a range of fitted wardrobes and window overlooking the village green. The second bedroom also overlooks the village green and boasts an en-suite shower room. There is a third bedroom and a four piece house bathroom with walk-in shower, freestanding roll top bath, pedestal wash hand basin and low level wc.

Externally

To the front of the property is gravelled within the boundary of a low stone wall and enjoys views over the village green. To the rear of the property there is a patio area with steps up to a raised garden. A low stone wall separates the garden area from a vegetable area with raised beds and timber built potting shed. A gate providing access to the front of the double garage.

Double garage

With two up and over doors and overhead storage, full light and power, side access door to garden. To the rear of the garage is the oil storage tank. To the front is hardstanding for two cars.

Tenure

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

Local Authority and Council Tax

North Yorkshire County Council - Tel: 0300 131 2131

For Council Tax purposes the property is banded F.

Particulars

Particulars written in April 2024.

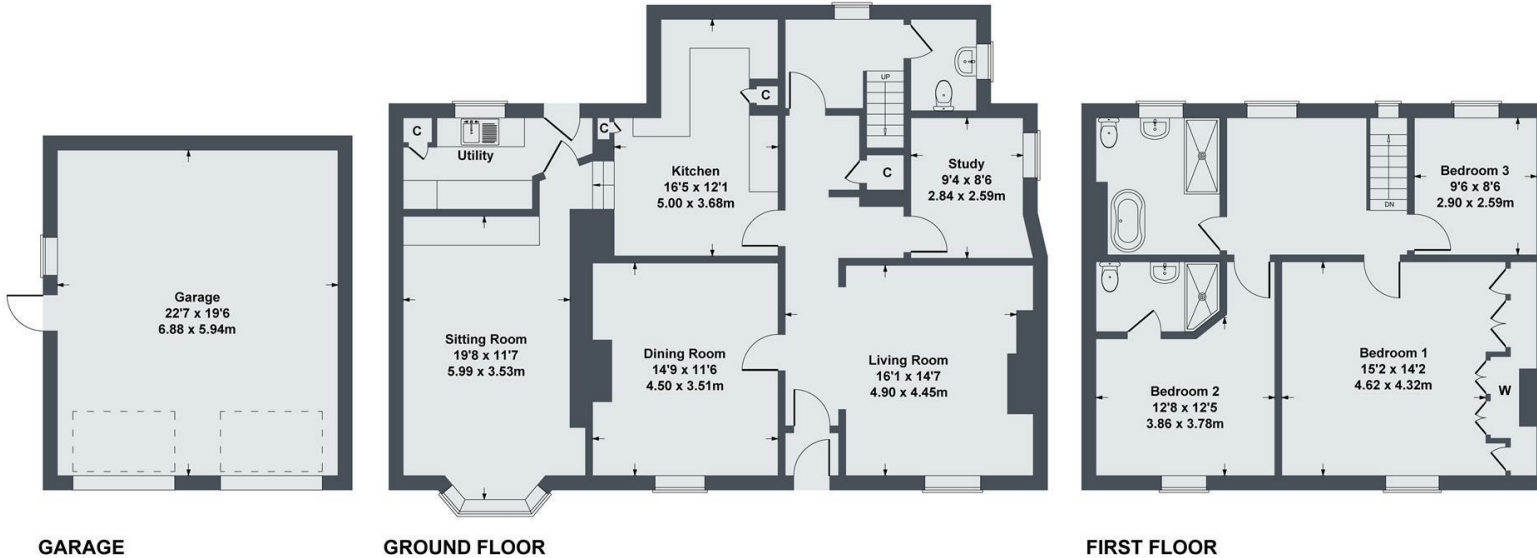
Photographs taken in April 2024.

Services

Mains electricity, drainage, and water are connected. Oil fired central heating.

Carrick Cottage, Eppleby

Approximate Gross Internal Area
2442 sq ft - 227 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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.