



ROKEBY COTTAGE
Ovington,



GSC GRAYS

PROPERTY • ESTATES • LAND

ROKEBY COTTAGE

North Yorkshire, DL11 7BP

A superbly presented three bedroom period property offering generous accommodation, mature garden, garage and parking. Situated in the highly sought after village of Ovington.

ACCOMMODATION

- * No onward chain
- * Period property
- * Three reception rooms
- * Three bedrooms
- * Impressive living room with mezzanine level
 - * Breakfast/kitchen with Aga
 - * Master bedroom with en-suite
 - * Garden, garage and parking



GSC GRAYS

PROPERTY • ESTATES • LAND

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

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

The village itself is known locally as the maypole village due to the citing of a maypole in the centre of the village green. A public house and village hall add to the villages sense of community. The nearby historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, a traditional weekly market and monthly farmers market. Richmond is also an accessible market town which is in easy travelling distance and offers a good range of amenities also including national and local retailers, swimming pool and cinema. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. Nearby Darlington has a main-line rail station.

Accommodation

The accommodation briefly comprises an entrance porch, sitting room, dining room, kitchen with Aga, utility room, living room with vaulted ceiling, master bedroom with en-suite, bedroom two, shower room, bedroom three, cloakroom/wc and mezzanine area. To the exterior there is a front courtyard garden, rear garden, garage and parking.





Ground Floor

With entrance hall to entrance porch, doors to sitting room, dining room and staircase to first floor. The sitting room has dual aspect double glazed windows to front and rear elevation, inset multi-fuel stove with stone surround. The dining room has dual aspect windows to front and side elevation, oak flooring, stone fireplace with multi-fuel stove. There is a rear porch with door to kitchen and door to utility room with low level WC, space and plumbing for washing machine and window to side elevation. The breakfast/kitchen has a matching range of wall and base units incorporating granite worktops, Aga, Rangemaster cooker, twin Belfast sink, integrated fridge/freezer and integrated dishwasher. The living room is a fantastic space with vaulted ceiling, exposed ceilings and trusses, superb stone fireplace with inset multi-fuel stove and open staircase to mezzanine level with door to bedroom three.



First Floor

Master bedroom with window to front elevation, exposed stone wall, pine flooring, an open archway through to en-suite bathroom. Bedroom two has a window to front elevation and built-in storage cupboard. There is a house shower room with step-in shower cubicle, wash hand basin and low level WC. There is a separate WC at first floor level with connecting door to bedroom three with Velux windows.

Externally

Front Garden

Forecourt garden with walled boundary and gate.

Rear Garden

A south facing enclosed rear garden with gated access mainly laid to lawn with patio area and a variety of fruit trees. Gravelled area providing off-street parking for vehicles.

Garage

With timber double doors, power, light and window to side elevation. There are stairs to garage loft space providing boarded area and light point.

Tenure

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

Local Authority and Council Tax

North Yorkshire County Council

For Council Tax purposes the property is banded E.

Agents Note

Please note there is a right of access 'vehicle and pedestrian' over a gravel driveway to Rokeby Cottage. There is also a further right of way to the side of the garden at Rokeby Cottage through to an neighbouring property 'Porch Cottage'.

Services and Other information

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

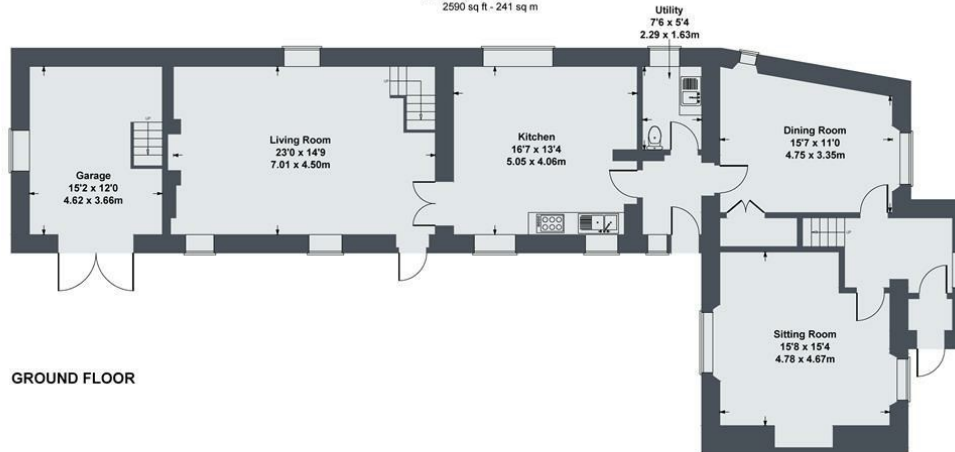
Particulars

Particulars written in May 2025.

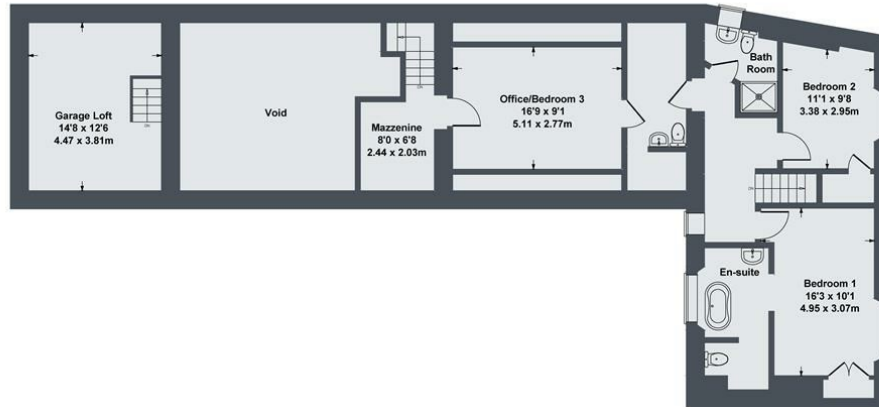
Photographs taken in May 2025.

Rokeby Cottage, Ovington

Approximate Gross Internal Area
2590 sq ft - 241 sq m



GROUND FLOOR



FIRST FLOOR

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	75
England & Wales		
	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

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

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- 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.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- 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.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.