



2 THE SQUARE  
Great Langton, Northallerton



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## 2 THE SQUARE

Northallerton, North Yorkshire, DL7 0TD

Situated in the heart of the village of Great Langton and benefitting from impressive landscaped gardens, this wonderful and immaculate cottage has been meticulously upgraded by the current owners to offer three double bedrooms and a large living and dining room with a modern kitchen breakfast room.

A raised decking terrace and large summerhouse complement the impressive rear gardens which back onto paddocks beyond.



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## Situation and Amenities

Great Langton is a small village positioned on the northern bank of the River Swale. This peaceful location is perfect for countryside walks and cycling yet provides great access to commuting links such as the A19 and A1(M).

The nearby village of Kirkby Fleetham has a well-renowned pub, the Black Horse Inn, whilst Northallerton, approximately 6.2 miles away, offers a broad range of amenities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.







### Accommodation

The front door leads into a spacious vestibule, which has quarry tiled flooring, storage with hanging space and a timber door leading into the open-plan living and dining room. The living and dining room has timber flooring, windows to the front and a beautiful open fireplace with wood-burning stove with mantel over and flagged hearth. This L-shaped room offers plenty of space and flexibility for furniture.

A timber door from the living and dining area leads through to the immaculately-presented, modern country-style kitchen, which is fully tiled with ample space for a breakfast table, a Belfast-style sink and a window overlooking the rear garden towards the paddocks beyond. There is a range of floor and wall-mounted units with a fitted dishwasher, space for a washing machine, fitted double oven, fitted fridge and freezer, an electric induction hob with extractor over, a display unit and a large built-in bookshelf.

The tiled floor continues through to the ground floor bathroom, which has been recently refurbished and is immaculately-presented with a panelled bath with shower over and screen, a range of fitted storage units, vanity sink unit, low-level w.c., a window to the rear and a heated mirror.





The spacious first floor landing would be perfect as a reading area, with access to the loft and doors to three well-presented double bedrooms.

The master bedroom has exposed, painted floorboards to complement the colour scheme and has a low-level window to the front. The second front bedroom also has exposed floorboards and a low-level window. The rear bedroom, currently used as a study, has a low-level window overlooking the garden and paddocks beyond.

### Externally

The property enjoys wonderful gardens to the rear, with a timber decking area immediately adjacent to the rear door. A step leads down to the main garden which is mainly laid to lawn and has been landscaped to provide further seating areas with a pergola in a lovely private spot, a raised vegetable garden with surrounds and low-level fencing to embrace the views over the paddocks. There is also a garden room which would be suitable for a variety of uses.

### Owner's Insight

Our vendors love the property's well-proportioned, light rooms and state the accommodation is much bigger than it looks from the outside. There is a rural feel to the location, yet the property is still within easy access of town.

The property enjoys a stunning outlook, with lots of outside space perfect for entertaining and the addition of the summerhouse offering superb extra space to enjoy.

### Tenure

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

### Local Authority

North Yorkshire Council. Council tax band C.

### Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

### Particulars and Photographs

Particulars prepared and photographs taken July 2025.

2, The Square Great Langton, Northallerton, DL7 0TD

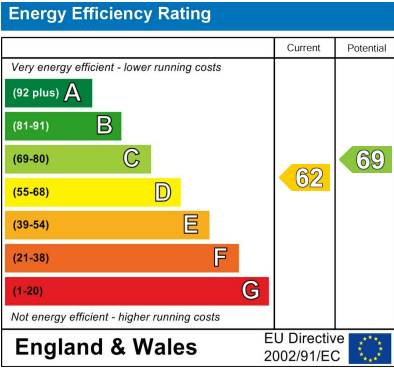
Approximate Gross Internal Area  
1047 sq ft - 97 sq m



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.

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