



ROSE COTTAGE

Moulton, Richmond, DL10 6QJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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Rose Cottage is a pretty residence located in the sought-after village of Moulton. The property would benefit from modernisation and decoration internally and may offer opportunities to extend, subject to planning.

Immediately in front of the cottage, there is a large area of hard standing for parking, but with the right imagination, this could provide both parking and gardens.



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Situation and Amenities

Moulton is a desirable North Yorkshire hamlet within close proximity to Middleton Tyas, which is a thriving village with a popular pub, primary school, church, village hall, village shop and regular bus service. Richmond, Darlington, Middlesbrough and Durham are within easy driving distance. Moulton has excellent links to both the A1(M) and A66, bringing many larger cities within easily commutable distances.

Moulton lies within an attractive rural area, making it an ideal base from which to explore the Yorkshire Dales, Teesdale and the North Yorkshire Moors. Educational opportunities (both comprehensive and private) can be found at Richmond, Barnard Castle, Darlington and Yarm. Golf courses can be found at Richmond, Barnard Castle, Darlington and Headlam Hall with horse racing at Catterick, Ripon, York, Wetherby and Sedgfield. Local theatres include Richmond, Darlington and Durham.

Accommodation

The front door opens into the entrance hall, which has cloak storage space and doors to the living room, double bedroom and family bathroom.

The living room has a window to the front with window seat and a wood-burning stove with timber mantel and stone hearth. There is also shelving, storage cupboards and a radiator. A small step leads down into the kitchen, which has storage cupboards, work surfaces, oven and hob, stainless steel sink and draining unit, space for a fridge or freezer and a window overlooking the neighbouring field to the rear.

The bedroom has a window to the front with window seat and a radiator, whilst the bathroom has a low-level w.c, pedestal hand wash basin, heated towel rail and an oversized step-in shower cubicle with electric shower.

Externally

To the front of the property, there is an area of hard standing and gravel with cottage-style flower beds.

Viewings

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

Tenure

The property is to be offered freehold with vacant possession on completion. The title encompasses two separate sections of freehold land and features a public footpath between them. We note from the Title that there is a covenant regarding a right of way for The Yorkshire Water Authority.

Rights of Way

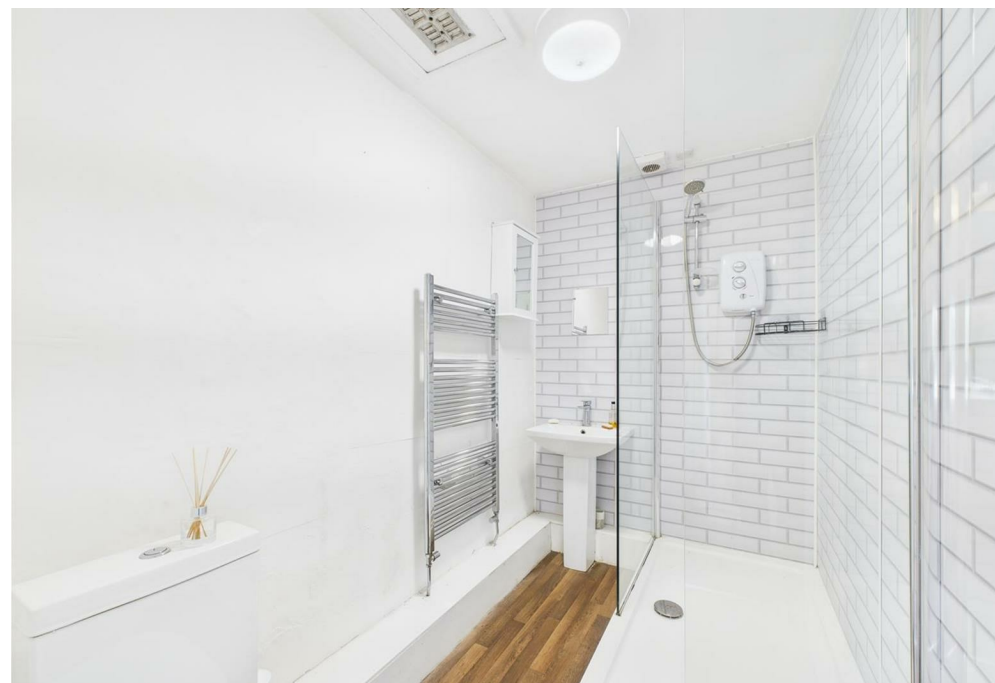
To the front of the property is a public footpath not owned by the property. The hard standing to the front has a covenant granting access to The Yorkshire Water Authority.

Local Authority

North Yorkshire Council. Council tax band B.

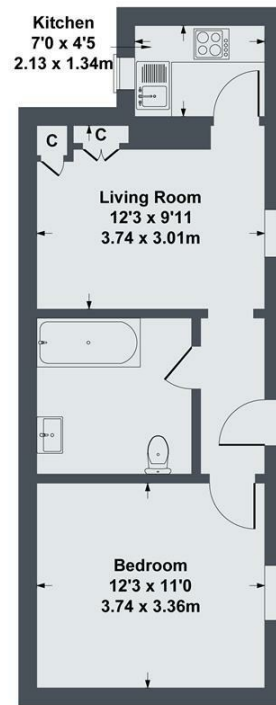
Particulars and Photographs

Particulars prepared and photographs taken August 2025.



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Approximate Gross Internal Area
409 sq ft - 38 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Disclaimer Notice

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1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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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 property.