



Swallow Cottage, 1 Carr Lane, Rainton, Thirsk YO7 3PS

Stephensons

S
Est. 1871

An internal inspection is essential to appreciate this beautifully presented and surprisingly spacious 2 bedroom cottage in the picturesque village of Rainton located 5 miles from Ripon, 6 miles from Boroughbridge, 9 miles from Thirsk and 2 miles off J49 of the A1(M). Boasting a wealth of period charm and character Swallow Cottage features a large 19'4" living room with wood burning stove, impressive dining kitchen with stone fireplace, 2 double bedrooms and a stylish shower room complemented by off road parking and an idyllic rear garden.

Harrogate Borough Council - Tax Band C

Viewings via Boroughbridge Office 01423 324324



An entrance lobby opens into a larger than average 19'4" long living room with exposed beams, shelved recesses and a wood burning stove. A rear lobby with storage cupboard provides access out into the rear garden and leads into an impressive 17'4" long dining kitchen featuring further exposed beams, stone fireplace and an attractively appointed kitchen providing excellent storage, generous worktops complemented by freestanding appliance space plus an integrated touch control hob and fan assisted oven and grill.

The first floor landing leads off into 2 double bedrooms (1 with built-in wardrobes) and a stylish shower room. Other internal features of note include gas fired radiator central heating, double glazing and 3 useful partially board loft storage spaces.

The delightful part walled rear garden provides an idyllic low maintenance haven that is predominantly paved and features a decked seating area, stocked flower beds and useful covered area. Off road parking for 1 vehicle is directly in front of the cottage and a further 2 parking spaces at the end of the terrace may be available by separate negotiation (see Page 4).









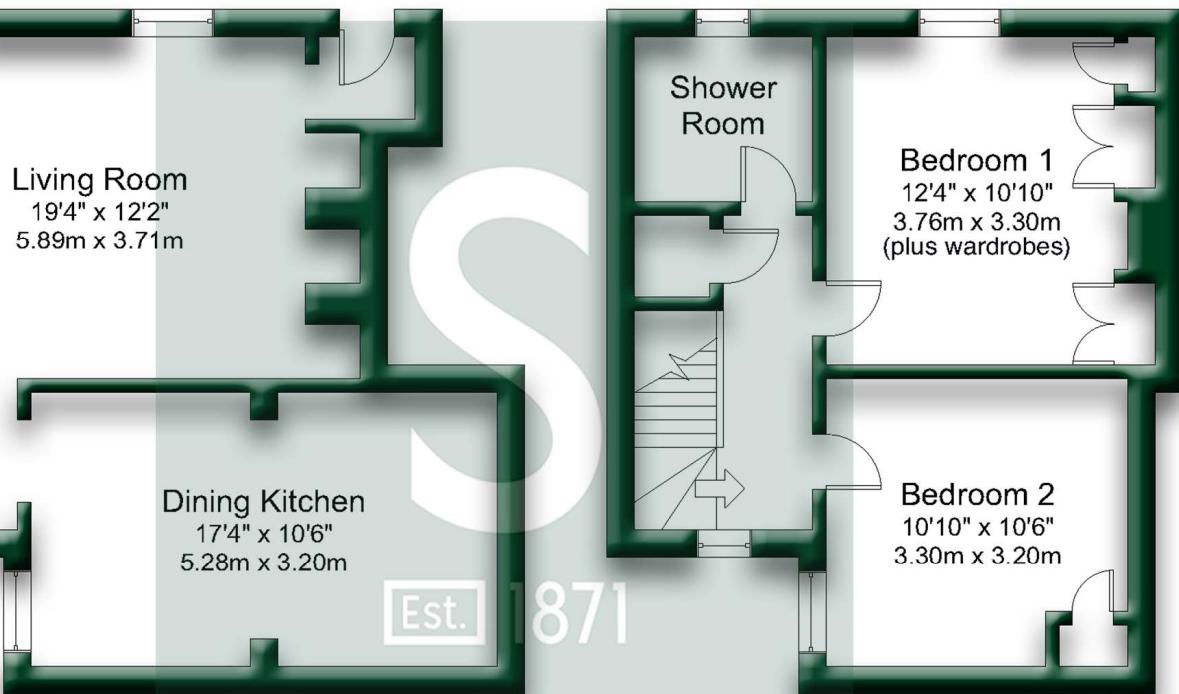
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Ground Floor

Gross internal floor area (approx.): 80.8 sq m (870 sq ft)

First Floor

Not to Scale. Copyright © Apex Plans.

Additional Parking Spaces

The additional double width parking bay (above left) is approx 20'0" wide by 18'6" shortening to 15'0" deep and is available by separate negotiation.

Services and Rights of Way

We have been informed by the Vendor that all mains services are connected to the property and a gated pedestrian Right of Way exists across the rear of the neighbouring Strawberry Cottage in favour of Swallow Cottage for wheelie bins and rear garden access etc

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