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ESTATE AGENTS

Home Cottage Hutton Magna, Richmond, DL11 7HH
Offers In The Region Of £285,000



Home Cottage Hutton Magna, Richmond, DL11 7HH

They say home is where the heart is. Welcome to Home Cottage a most appealing three bedrooomed cottage within the village of Hutton Magna. The property has been a much loved home for a number of years after being completely renovated in 2002 and the part that was originally a shop incorporated into the home. The property is well proportioned and laid out well to offer comfortable and versatile accommodation.

There are two large reception rooms to the ground floor both with log burning stoves. The kitchen has an ample range of cabinets and leads through to a useful utility room. There is also a double bedroom to the ground floor which has a large walk in cupboard which has plumbing for hand basin in place.

To the first floor there are two further bedrooms, the principal bedroom being a very generous double room and enjoying unspoilt views across a churchyard and farmland. The landing space is quite large and is presently utilised as a home office and the bathroom/WC is just off the landing and comprises of a white suite with chrome hand held overhead shower mixer.

Access to the rear of the property is via a shared driveway which leads to the rear garden and a single detached garage (with access presently only allowing for use as storage and workshops) but access can be remedied with the removal of the patio. The garden is enclosed by a stone built wall which backs onto open farm land to the rear and the local church and church yard. The cottage garden has been designed for ease of maintenance with an artificial lawn and paved patio seating areas. Steps from the garden lead up to a timber sun terrace which is just the right spot to witness the amazing sunsets across the open countryside and the void beneath the terrace provides great storage for logs and the oil tank.

The property has been upgraded with all the modern conveniences whilst keeping the charm of the original building. The windows are UPVC double glazed with a quality composite front door and composite stable door to the rear. and the home is heated via Oil fired central heating (with a combination boiler)

The village is quite pretty and offers several country walks, there is a local church and a very active community centre which hosts lots of regular activities and events. Situated not too far from the A66 for access to Richmondshire and beyond to the A1M north and south. The A67 in the opposite direction heads towards the market town of Barnard Castle and through the local villages of Ovington, Winston, Gainford and Piercebridge towards Darlington so you will have plenty of local public houses to choice from.

TENURE: Freehold

COUNCIL TAX: C

ENTRANCE

A composite entrance door opens into the hallway which leads to the lounge and dining room.

LOUNGE

14'0" x 9'3" (4.29 x 2.84)

A generous reception room with double glazed window to the front aspect. A recess to the chimney breast houses log burning stove to cast a cosy glow when needed. A door from this room leads through to the staircase which access the first floor and to bedroom two.

BEDROOM TWO

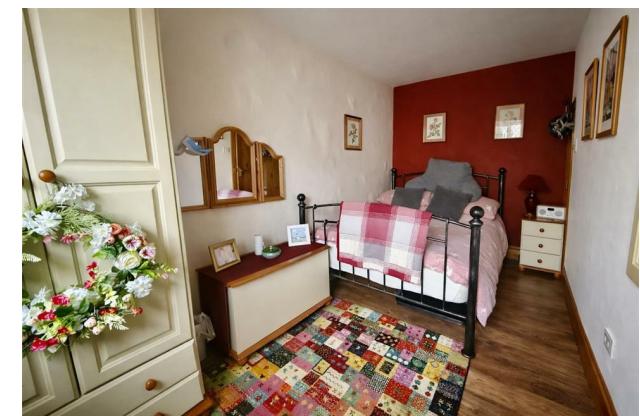
14'3" x 7'3" (4.35 x 2.21)

A ground floor double bedroom with a UPVC window to the front aspect and a large walk in storage cupboard which has plumbing for a handbasin.

DINING ROOM

14'7" x 13'9" (4.47 x 4.20)

The second reception room easily accommodates a family dining table and allows for seating just in front of the inset solid fuel range. The room has a window to the front aspect and leads through to the kitchen.



KITCHEN

13'4" x 6'2" (4.08 x 1.88)

The kitchen is of a good size and comprises of an ample range of cream cabinets with complementing wood effect worksurfaces and textured sink. The integrated appliances include an electric oven and hob with extractor hood. The room is finished with tiled surrounds and a tiled floor. The room is light and bright with three windows overlooking the rear and the room leads to the utility room.

UTILITY ROOM

11'1" x 7'6" (3.40 x 2.31)

A handy addition to any home with fitted cabinets with worksurfaces and plumbing for an automatic washing machine and space for a tumble dryer. The central heating combination boiler is situated here and the room has a composite stable door opening onto the rear garden.

FIRST FLOOR

LANDING

The landing area is of a good size and is currently utilised as a home office with a window to the rear aspect and the views beyond. The landing leads to bedroom one, three and the bathroom/WC.

BEDROOM ONE

16'8" x 15'9" (5.10 x 4.82)

A generous master bedroom with a vaulted ceiling with original beams and a dormer window to the rear aspect.

BEDROOM THREE

10'1" x 7'4" (3.09 x 2.26)

A well proportioned single bedroom also overlooking the rear aspect.

BATHROOM/WC

Comprising a white suite with a panelled bath and chrome hand held shower, pedestal handbasin and WC. There is a window to the rear aspect.

EXTERNALLY

The rear garden is accessed by a shared driveway. The garden is designed for ease of maintenance, enclosed by a stone built wall. There is an artificial lawn and paved patio seating areas with established garden beds and a mature apple tree. The garden is a pretty space in which to enjoy the outdoors and open views across farmland and church grounds. Steps from the lawn lead up to a timber built terrace which is a beautiful spot in which to sit and enjoy the stunning sunsets. The void beneath the terrace provides useful storage for logs and houses the oil tank. There is also a handy outside water tap.

There is a detached single GARAGE (which measures 4.59m x 2.74m) and has an up and over door, light and power.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. It is the responsibility of the Purchaser to make his own measurements or take professional advice. This plan is to show the general layout only and should not be used as a guide for any planning application. The Purchaser should consult a surveyor for the correct measurements to be given.

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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	59	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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