



*Ann Cordey*  
ESTATE AGENTS

4 The Curtain, Eppleby, Richmond, DL11 7AX  
Guide Price £295,000





## 4 The Curtain, Eppleby, Richmond, DL11 7AX

Situated in the pretty village of Eppleby this deceptively spacious THREE BEDROOMED cottage is available with no onward chain and is in ready to move into order. Purchased by the current vendors as a tranquil weekend bolthole which did not dissappoint.

The village itself has plenty to offer with a local pub/restaurant, tea shop selling a range of provisions and a local primary school and active village hall with after school clubs and other events. There is a regular bus service and the market towns of Darlington and Richmond are close by as are road links to the A1M.

The property itself offers everything modern living requires coupled with the character one would expect from a country home with wooden beams to the ceilings and a stone inglenook fireplace with log burning stove to cast a cosy glow.

Upon internal inspection you will find the immaculately presented accommodation to be light and bright and well proportioned throughout. With two separate reception rooms, a good sized kitchen and a useful utility room and convenient ground floor cloaks/WC.

To the first floor there are three double bedrooms the master bedroom having a dressing area and ensuite facilities. The second and third bedrooms are double bedrooms and are serviced by a family bathroom/WC with electric over the bath shower.

Externally the property has the advantage of a well established garden. Mainly laid to lawn with mature flowers, shrubs and trees to the borders including several fruitful apple trees. There is a raised decked patio seating area and a useful timber storage shed.

Warmed by Oil fired central heating and being fully double glazed.

TENURE: Freehold  
COUNCIL TAX: D

**ENTRANCE**  
A composite entrance door opens immediately into the lounge.

**LOUNGE**  
**14'7" x 12'11" (4.46 x 3.94)**  
A welcoming reception room with practical yet attractive solid oak flooring. The staircase to the first floor is open plan and the room has a window to the front aspect and a door to the rear hallway and an opening to the dining room. The character remains with the beams to the ceiling and the inglenook fireplace with wooden mantle and slate hearth with a log burning stove to cast a cosy glow whenever needed.

**DINING ROOM**  
**14'11" x 9'10" (4.57 x 3.02)**  
The oak flooring has been continued through to this room which also has a window to the front aspect and an oak glazed door to the kitchen.

**KITCHEN**  
**14'1" x 9'9" (4.31 x 2.99)**  
The kitchen is fitted with an ample range of wall floor and drawer cabinets with an electric free standing 'Stoves' oven and integrated dishwasher. The room has been finished with ceramic tiled surrounds and a tiled floor and has a window overlooking the rear garden and a door leading into the rear hallway/utility room.

**UTILITY ROOM**  
**14'6" x 6'9" (4.43 x 2.08)**  
A convenient addition to any home the utility area is a practical space for coats and boots and has fitted worksurfaces a butler sink and plumbing for an automatic washing machine there is also a window to the rear and a door leading out to the garden. A further door opens into the cloaks/WC.

**CLOAKS/WC**  
With low level WC and handbasin the cloaks/WC also houses the floor standing central heating boiler. There is a window to the rear and a built in understairs storage cupboard.

### FIRST FLOOR



LANDING

The landing leads to all three bedrooms and to the family bathroom/WC.

BEDROOM ONE

17'4" x 10'4" (5.30 x 3.17)

A generous master suite with a dressing area with built in triple wardrobe. The principal bedroom is a generous double room overlooking the rear aspect and benefitting from en-suite facilities.

ENSUITE

With a single shower cubicle with mains fed shower, pedestal handbasin and WC.

BEDROOM TWO

16'2" x 8'1" (4.94 x 2.48)

Bedroom two is also a sizeable double bedroom this time having two windows to the front aspect.

BEDROOM THREE

11'10" x 8'9" (3.61 x 2.67)

Bedroom three also overlooks the front aspect and is a third double bedroom.

BATHROOM/WC

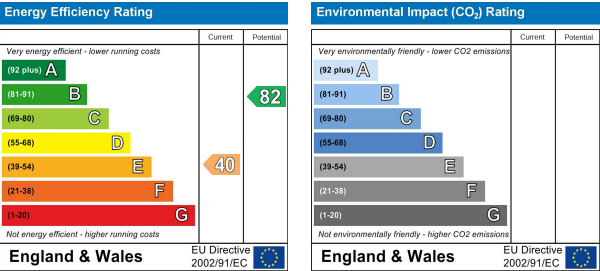
Fitted with a white suite to include a panelled bath with mains fed shower and screen. There is a pedestal hand basin and low level WC. The room has been finished with tiled surrounds and has a window to the rear.

EXTERNALLY

A pretty cottage garden is to the rear of the property. It is of a good size and mainly laid to lawn with well stocked and established borders. The garden has been well planned and maintained and offers a variety of plants, shrubs and trees to provide colour and interest throughout the seasons. There are a number of apple trees which provide bumper crops each year. There is a paved patio seating area close to the house and further decked seating area at the rear of the garden. There is also a log store and useful timber storage shed.



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