



PLUM TREE COTTAGE
Crathorne, Yarm



PLUM TREE COTTAGE

Yarm, TS15 0BA

Plum Tree Cottage is a Grade II listed character bungalow with driveway, parking and lovely private gardens, situated in the heart of the exceptional and highly desirable Crathorne village.

Having been let for many years, the property is now in need of complete refurbishment and represents a super opportunity to configure and modernise to your taste.



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Situation and Amenities

Crathorne village has its own cricket club, church and pub, The Crathorne Arms. It is situated close to the popular market town of Yarm, which has a wide variety of shops, restaurants and pubs, a garage, churches, health centre, primary schools, Conyers mixed comprehensive school and the independent Yarm School.

Middlesbrough 10 miles, Darlington 15.4 miles, Stokesley 6.9 miles, Northallerton 14.5 miles, Thirsk 18 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside, Newcastle and Leeds Bradford.



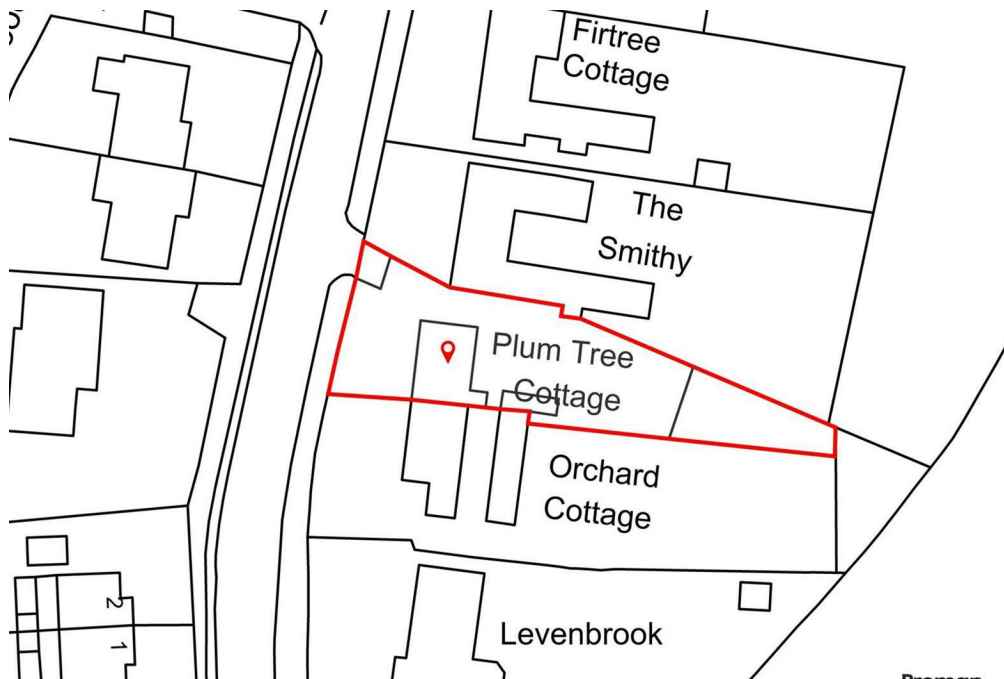


Accommodation

The property is accessed via a path leading up to the front door and a driveway to the side. The entrance vestibule has a character arched window to the front, a radiator and a step up into the inner hallway, where there are doors to the kitchen and living room.

The living room has two beautiful arched windows overlooking the front gardens, a central gas fireplace, radiator and exposed floorboards.

From the living room, there is a step down to an inner hallway, which provides access to two bedrooms and the bathroom. The rear bedroom is a double enjoying views over the rear garden including the plum tree which gives the cottage its name. There is access to the loft from this room. There is a further double bedroom to the other side of the hallway, with two windows to the side, a radiator and a small wardrobe/storage cupboard housing the boiler.



The bathroom has a fitted shower, low-level w.c, pedestal hand wash basin, radiator and window to the rear.

From the main entrance hall, there is a door through to the kitchen area, which is currently without fixtures, fittings or units. There is a radiator, plumbing, a window looking out over the garden and a door to the rear lobby/utility, which has plumbing for utilities, a window to the rear, radiator and a door leading out to the garden.

Externally

There is a pretty cottage garden to the front with a lawn, mature shrubs and borders. Double gates open up to the driveway at the side, which provides parking for several vehicles.

The rear courtyard has an entertaining patio area, a beautiful plum tree and access through to a further, private rear garden. This features patio seating areas, lawns and mature borders.

There is a useful outbuilding, attached to the neighbouring property's outbuildings, which has a window to the side and power connected.

Agent's Note

The adjacent Orchard Cottage is also available for sale separately or together with Plum Tree Cottage.

Viewings

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

Tenure

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

Local Authority

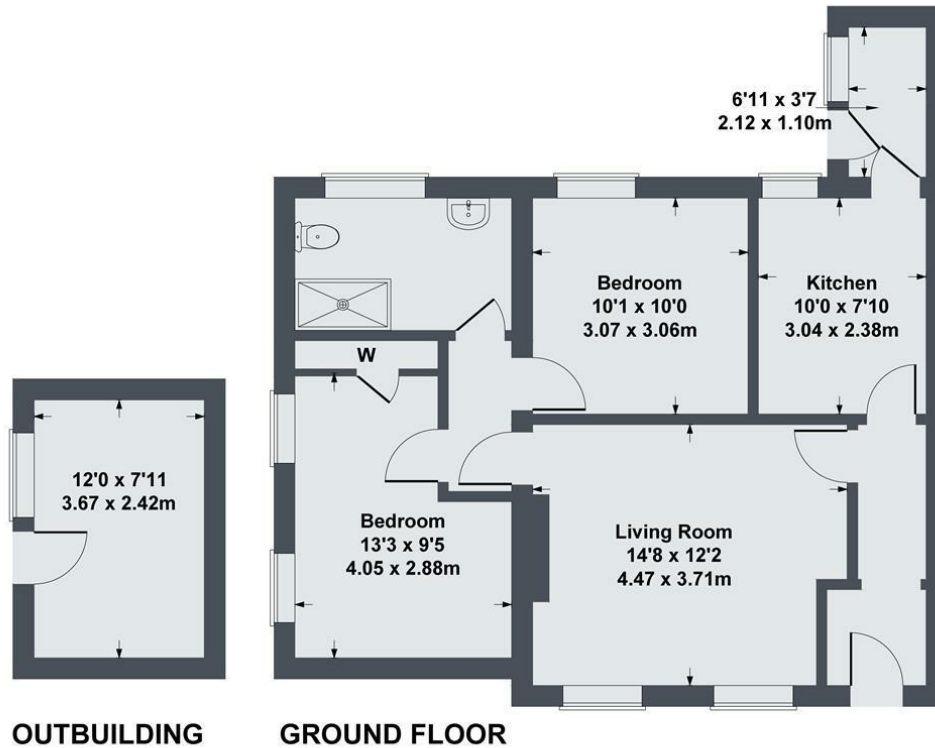
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars prepared and photographs taken July 2024.

Plum Tree Cottage, Crathorne

Approximate Gross Internal Area
775 sq ft - 72 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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