



21 NORTH END  
Osmotherley, Northallerton



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# 21 NORTH END

OSMOTHERLEY, DL6 3BA

An exceptional three bedroom cottage in the heart of the sought-after village of Osmotherley, set in gorgeous south-westerly facing gardens.

This wonderful character cottage has been meticulously maintained and upgraded by the current owners to create an exceptional home, which has been reconfigured to provide open-plan living and dining along with a stylish kitchen breakfast room.

The beautiful gardens have been well thought-out to provide a private oasis in which to enjoy the sunshine or shade. Perfectly tucked away at the bottom of the garden, the detached outbuilding is perfect for a variety of uses such as a quiet home office overlooking the pretty gravelled seating area.



**GSC GRAYS**

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## Situation and Amenities

Osmotherley is nestled within the North Yorkshire Moors National Park, where traditional stone dwellings form a picturesque village with a Primary School, a variety of local shops together with the Queen Catherine, Three Tuns and Golden Lion pubs, all serving food.

The village offers stunning views, excellent walking, peace and tranquility whilst remaining within easy reach of local towns and commercial centres.

Osmotherley is situated 6.9 miles from Northallerton, 10.9 miles from Stokesley, 11.7 miles from Yarm and 17.8 miles from Middlesbrough (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 front door opens into a welcoming entrance hall with a tiled floor, under-stairs storage and staircase. From here, a timber door leads through to the large, open-plan living and dining room which has beautiful, double glazed sash windows with shutters and an attractive feature fireplace with brick surround and solid fuel stove.

To the rear of the property, the kitchen is a lovely, light-filled space with windows looking out over the garden and a skylight above. There is a range of modern units with timber work surfaces, a breakfast bar, ceramic sink and draining unit, fitted Neff oven and hob, washing machine, dishwasher, fridge freezer, electric under-floor heating, kick-space heater, oil-fired combination boiler and a door leading out to the rear gardens.

The first floor landing has a window to the front, allowing in plenty of sunlight, with access to two bedrooms and the bathroom.

There is a bedroom to the front and one to the rear, both with modern sash windows and shutters. The family bathroom has a free-standing bath, a Victorian-style hand wash basin, low-level w.c, step-in shower cubicle and a window to the rear.



Stairs from the first floor lead up to the second floor, where there are doors to a bedroom and a shower room.

The bedroom has restricted head-height, exposed beams, two skylights with blinds and a characterful chimney breast. The shower room features a step-in shower cubicle, low-level w.c, hand wash basin and Velux window.

### Gardens and Grounds

To the front of the property, there is an area of lawn, cobbles and a stone pathway leading up to the front door.

A stable door from the kitchen leads out to the beautiful, sunny rear garden, which has a southerly and westerly aspect. Steps lead up to an area of lawn bordered with trees and hedges, with a gravelled pathway running around the edges. There is also a large, stone-built storage shed.

At the bottom of the garden the current owners have built a large, detached outbuilding backing onto fields at the rear. There is also a large timber store shed.

### Outbuilding

Built to a very high standard, the outbuilding is fully insulated and heated with a fibre internet connection and provides flexibility for a multitude of uses such as a home office, family room or entertaining space. There are Velux windows, stone-flagged flooring with electric under-floor heating and spotlighting to the ceiling.

Bi-fold doors look out over a pretty gravelled seating area surrounded by shrubs and plants, allowing in plenty of sunlight and offering a lovely view to enjoy from this comfortable room.

### Owner's Insight

We love the setting of the cottage, within the friendly and welcoming Osmotherley community. There is easy access to the countryside with a great travel network. The garden room is perfect for relaxation or to work from.

### Services and Other Information

Oil-fired central heating. Mains electric, water and drainage. There is electric under-floor heating to the outbuilding and the kitchen.

### Tenure

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

### Local Authority

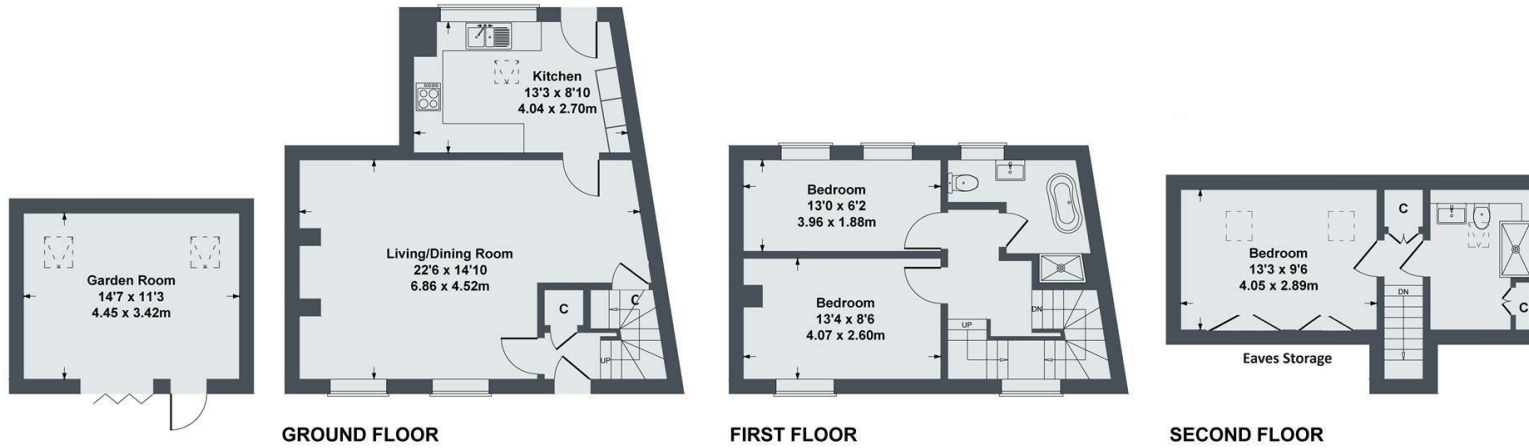
North Yorkshire Council. Council tax band D.

### Particulars and Photographs

Particulars prepared and photographs taken July 2024.

## 21 North End, Osmotherley

Approximate Gross Internal Area  
1227 sq ft - 114 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>75</b> |
| (55-68) <b>D</b>                            | <b>53</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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