



ORCHARD COTTAGE
Crathorne, Yarm



GSC GRAYS
PROPERTY • ESTATES • LAND

ORCHARD COTTAGE

Yarm, TS15 0BA

Orchard Cottage is a Grade II listed, two bedroom bungalow with lovely orchard gardens, located in the heart of Crathorne village. A range of outbuildings to the rear and a substantial plot will appeal to many.

Partly stripped down and ready for refurbishment, Orchard Cottage represents a wonderful opportunity to finish your bungalow to your own desired specification.



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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.



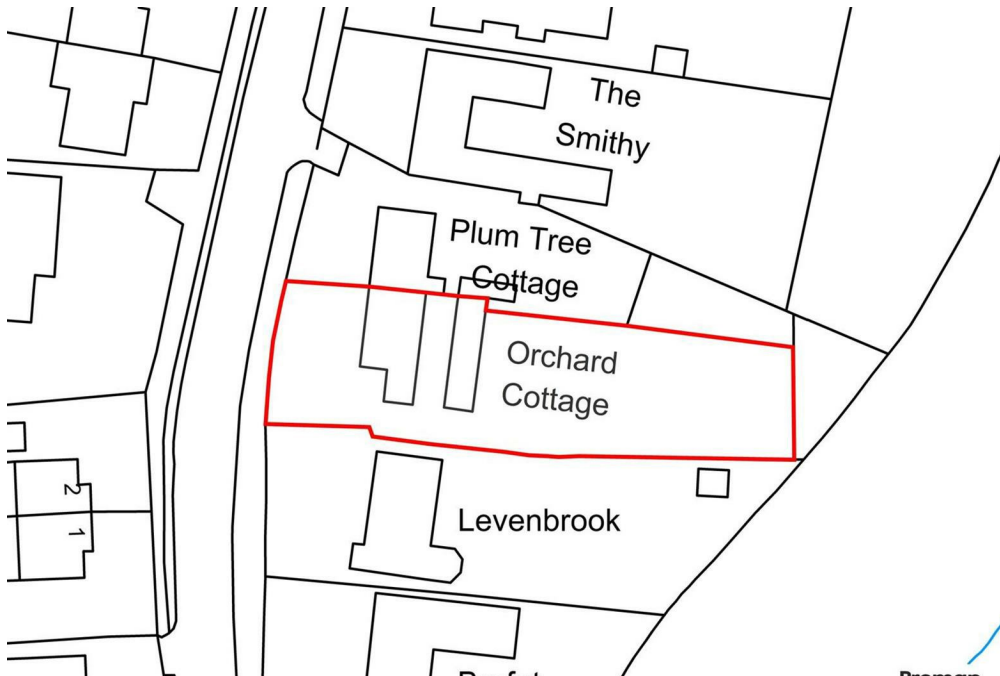


Accommodation

The property is accessed via a path leading up to the front door and a driveway to the side providing parking for several vehicles. The main entrance door leads straight into the living room, which has a wall-mounted gas fire, exposed floorboards and two large, characterful, arched windows overlooking the front garden.

A doorway leads from the living room into the kitchen, which currently has no fixtures or fittings and has exposed wires from what appears to be new wiring, along with new plumbing. There are windows to the side, a new Baxi boiler and a storage cupboard.

From the kitchen, there is an opening through to the rear lobby, which provides access to two bedrooms, the bathroom and rear yard.



The principal bedroom is a good sized, part-finished room with exposed floorboards and two windows overlooking the rear courtyard. The second bedroom has exposed wiring, plumbing and a window to the side.

The rear bathroom currently has no fixtures and fittings other than a bath which will need to be removed.

Externally

There is a pretty cottage garden to the front with a lawn, mature hedging and trees.

There is a driveway to the side which is currently a dirt track which will require finishing. This leads around to the rear of the property, where there is a courtyard and a range of outbuildings, suitable for a variety of uses.

Further onwards, behind the outbuildings, there is a lovely orchard area with multiple apple trees, an area of lawn and some further, currently overgrown gardens.

Agent's Note

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

Particulars and Photographs

Particulars prepared and photographs taken July 2024.

Orchard Cottage, Crathorne

Approximate Gross Internal Area
1206 sq ft - 112 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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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