



M W Darwin & Sons



Chartered Surveyors, Auctioneers, Valuers & Estate Agents

FOR SALE

The Hollies, Morton On Swale



**Character Four Bedroom Detached Residence,
With Spacious Private Garden to the Rear
£400,000**

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The Hollies, Morton on Swale.

This is a spacious detached residence of character, offering quality accommodation in this sought after village, which lies approximately three miles from the market town of Northallerton, with its shops, mainline railway station and hospital. The property has been sympathetically modernised internally, retaining original features, but with gas fired central heating and fully double glazed windows, all but 3 installed in 2020. The property has a large rear garden with additional garden areas to the front and side, a parking area, brick built Garage and Store. The existing vegetable plot has outline planning permission for a 3 bedroom bungalow that has been granted under application No. 18/02460/OUT, and is available for purchase in addition to the Hollies or separately if required. The property should be viewed internally to be fully appreciated; the accommodation comprises:

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Entrance Hall 5.0 x 1.6m (16'6" x 5'2"), with return staircase to first floor, understairs, cupboard, radiator, timber boarded flooring.



Lounge 6.75 x 3.8m (22'3" x 12'5") with feature open granite fireplace, coved ceiling, picture rail, timber boarded flooring, radiators, windows to front and side.



Living Room 4.6 x 4.3m at widest point (15'0" x 14'0") windows to side and rear fireplace with oak mantel and cast log burner, oak bookshelves to side, stone flagged floor, radiator.



Dining Room 4.6 x 3.0m (15'1" x 9'10"), tiled floor, windows and door to rear, tiled floor, radiator. archway through to



Kitchen 3.3 x 2.9m (10'10" x 9'6") with fitted modern cream units with under cupboard lighting, Electrolux double oven, 4 ring gas hob with stainless steel extractor hood over, Bosch dishwasher, integral fridge, stainless steel sink unit with mixer tap, windows overlooking rear garden.



Utility Room

3.3 x 1.6, (9'10" x 5'4") fitted cupboard units and plumbing for washing machine, tiled floor, radiator, wall mounted gas fired combi boiler, door to driveway.



First Floor

Landing

accessed from a return staircase from the Hallway

Master Bedroom

4.55 x 3m (15'0" x 9'10") with radiator and windows overlooking the rear and front. Accessed from:

Dressing Room

2.5 x 2.45m (8'2" x 8'0"), with airing cupboard, radiator and door to:

Ensuite

2.3 x 2.1m (7'7" x 6'10"), with walk in shower cubicle, W.C, wash bowl on contemporary stand, ladder radiator, tiled floor and part tiled walls



Bedroom 2

3.7 x 3.6m (12'2" x 11'10") window to the front, radiator.



Bedroom 3

3.8 x 3.0 (12'6" x 9'10") with window overlooking the front, radiator.



Bedroom 4

4.6 x 2.45 (15'0" x 8'0"), windows to side and rear, radiator, original metal fireplace.



Study

1.7 x 1.6m (5'7" x 5'3") window to side, radiator and fitted shelves



Bathroom

3.65 x 1.5m (12'0" x 4'10") panelled bath, pedestal wash basin, W.C, part tiled walls, ladder radiator.



There is a door from the Landing to stairs giving access to the boarded roof space.

External



A gated driveway gives vehicle access to the rear garden where there is a private paved courtyard, lawn, **Store**, **Summerhouse** and **Greenhouse**. The property is conveniently situated for the market towns of Northallerton and Bedale, schools and railway station.



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Tenure

Freehold

Services

Mains water, electric, drainage, gas and telephone

EPC Rating

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Viewing

Strictly by prior appointment with the Agents.

Please Note: all measurements are approximate, appliances and fittings have not been tested by ourselves, We have NOT carried out any survey of the property, photographs are for guidance only and do not constitute the inclusion of items in the sale, unless stated otherwise. Details are produced for guidance only and although believed materially correct do not form any part of a contract.



**Contact us for a free no obligation market valuation of your property.
RICS Homebuyers Surveys available, contact ourselves for further details**