



Low Church Wynd, Yarm, TS15 9BA

An outstanding 18th Century period cottage which has been comprehensively renovated during 2022/2023. This Grade II listed building has been sympathetically modernised, ensuring that its charm and character are very much intact, feeling 'just right' from the moment you step foot inside.

The recent renovation included new wooden double glazed Heritage windows and a new gas central heating boiler with 10 year warranty. Accommodation briefly includes an entrance vestibule, lounge with attractive Inglenook style chimney breast, a fitted kitchen with integrated oven and hob and two double bedrooms sharing a 'Jack and Jill' bathroom, with shower over the bath.

Outside there is a south facing rear courtyard providing a private outside space for entertaining, undoubtedly a highlight of the property. A drive area for the parking of two cars is a rare bonus for this type of cottage.

Low Church Wynd is tucked away immediately off Yarm's cobbled High Street with its vibrant range of shops, bars, wine bars and restaurants. Offered for sale with no onward chain.

£225,000



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VESTIBULE

LOUNGE

10'6" x 12'3" (3.20m x 3.73m)

KITCHEN

5'7" x 11'1" (1.70m x 3.38m)

REAR LOBBY

BEDROOM ONE

12'2" x 11'5" (3.71m x 3.48m)

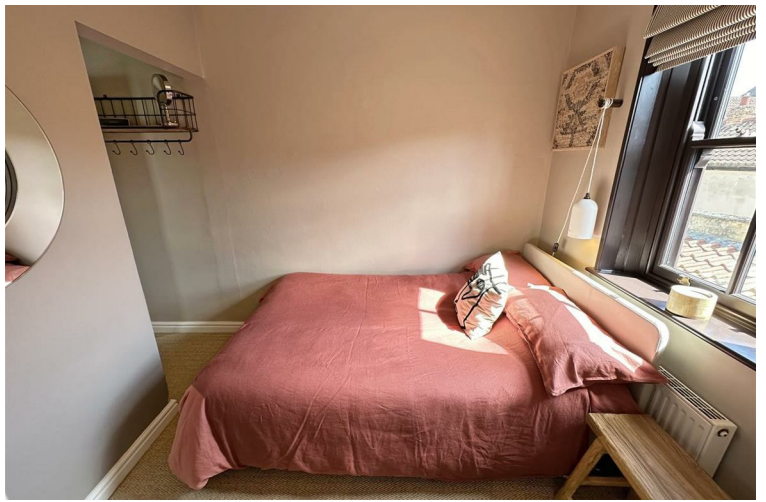
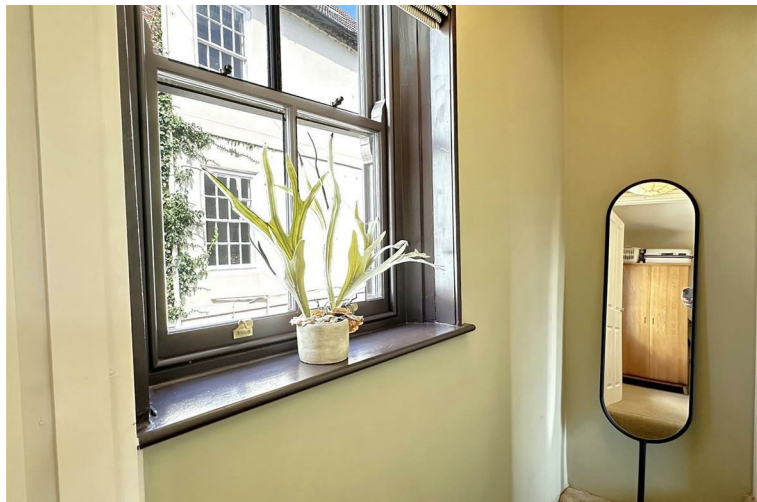
BATHROOM/WC

11'1" x 4'11" (3.38m x 1.50m)

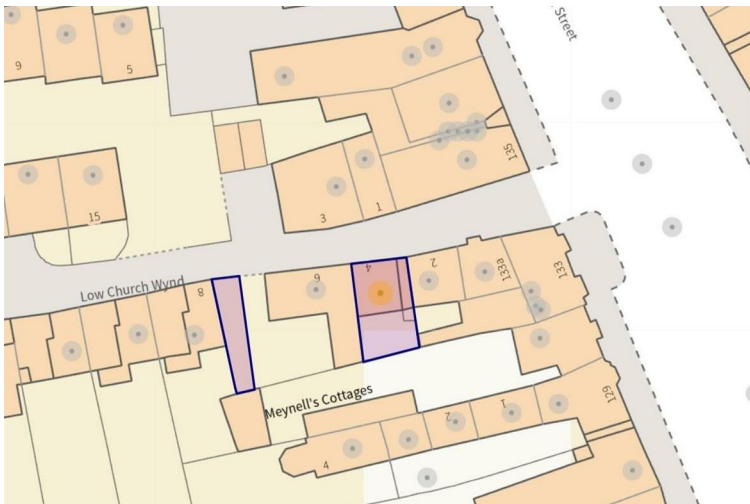
BEDROOM TWO

7'1" x 13'3" > 8'0" (2.16m x 4.06m > 2.44m)

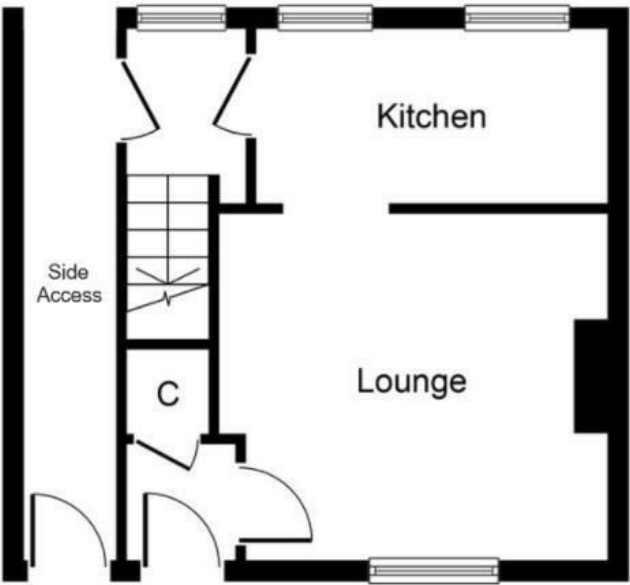




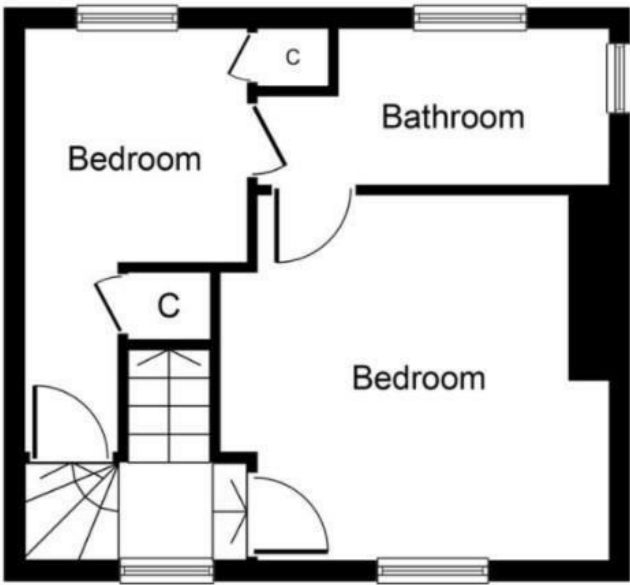
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Ground Floor



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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