



## 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

 2  1  1 

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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

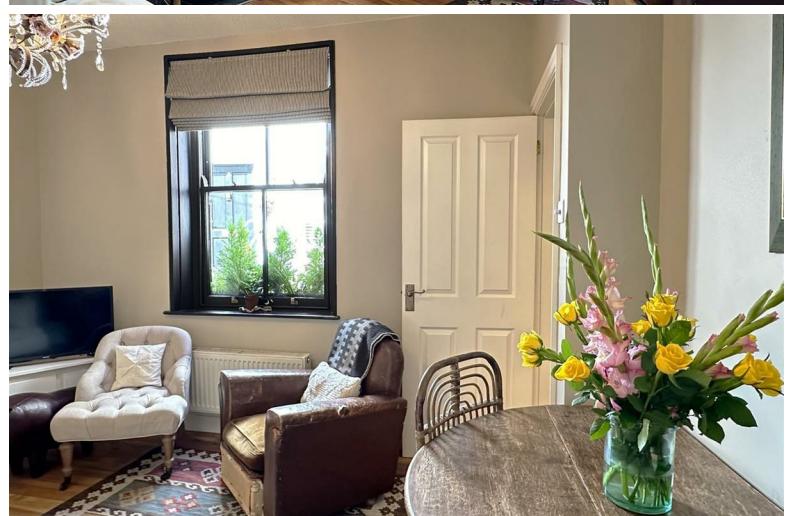
12'2" x 11'5" (3.71m x 3.48m)

BATHROOM/WC

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

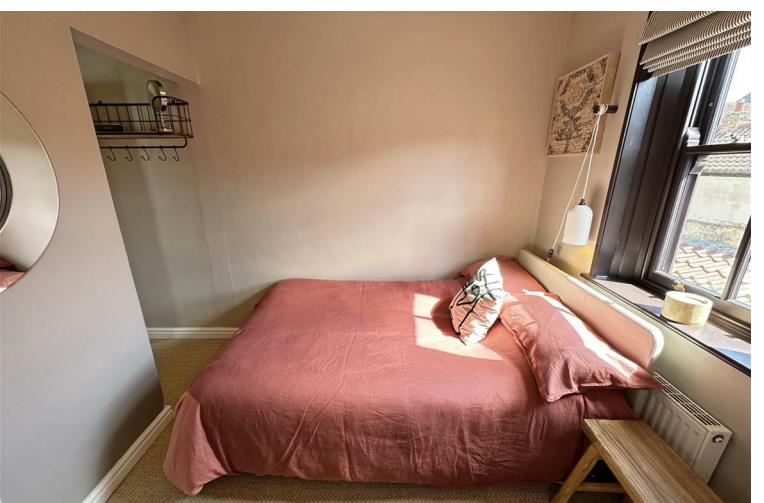
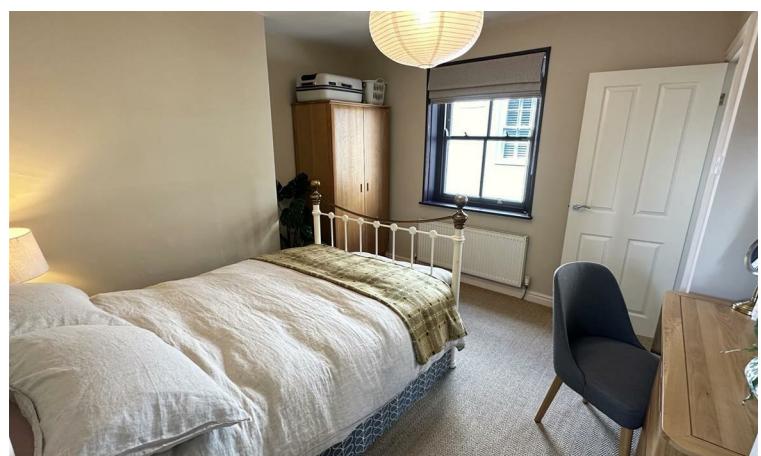
BEDROOM TWO

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



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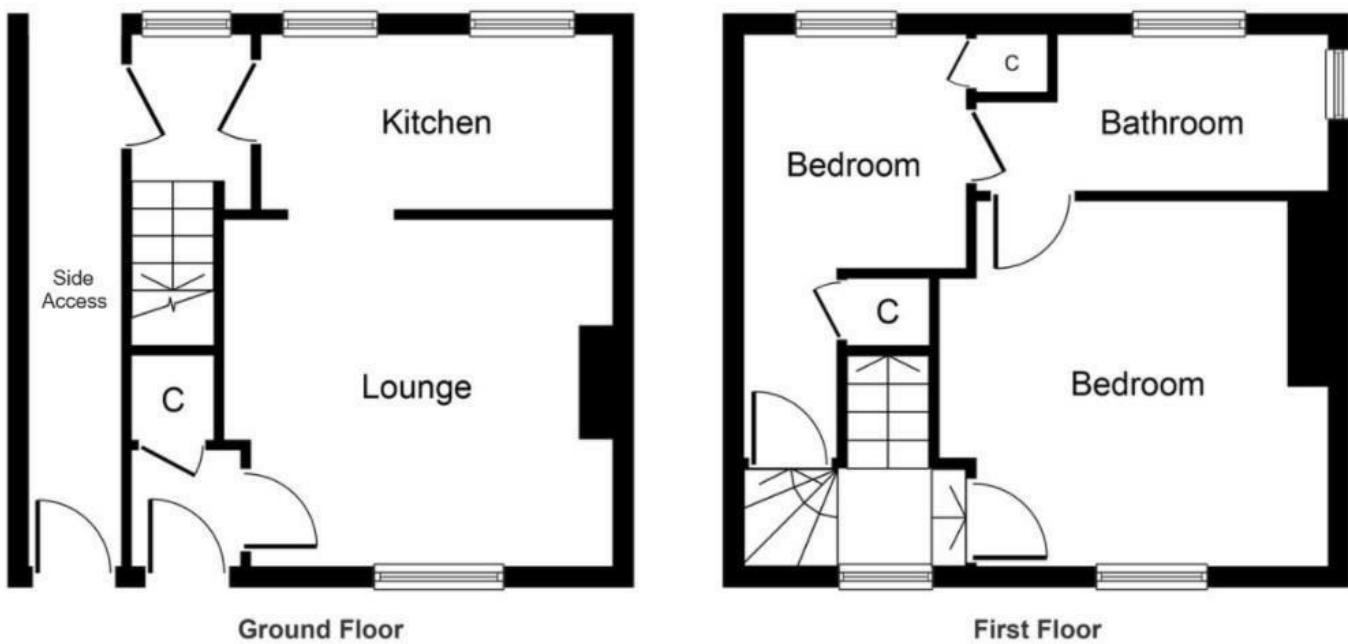


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## VIEWING

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

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