



## FORGE COTTAGE

CARLTON, COVERDALE, DL8 4AY

**£450,000**  
**FREEHOLD**

GUIDE PRICE £450,000 to £475,000. A Spacious High Quality Detached Cottage within this desirable Coverdale village close to Leyburn. Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Side Hall, Inner Hall, 4 Bedrooms, Bathroom/WC, Shower Room/WC, Garage, Off Street Parking Space, Low Maintenance Side and Rear Courtyard Gardens, Oil Fired Central Heating, UPVC Double Glazing. Rateable Value £2,850. EER D56. NO ONWARD CHAIN. 3D VIRTUAL TOUR AVAILABLE UPON REQUEST.

**NORMAN F. BROWN**

Est. 1967



# FORGE COTTAGE

• DETACHED • 4 BEDROOMS • HIGH  
QUALITY • GARAGE AND  
PARKING • COURTYARD  
GARDEN • DESIRABLE DALES  
VILLAGE • OIL CENTRAL HEATING • UPVC  
DOUBLE GLAZING • NO ONWARD CHAIN



## DESCRIPTION

A Spacious High Quality Detached Cottage within this desirable Coverdale village close to Leyburn. Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Side Hall, Inner Hall, 4 Bedrooms, Bathroom/WC, Shower Room/WC, Garage, Off Street Parking Space, Low Maintenance Side and Rear Courtyard Gardens, Oil Fired Central Heating, UPVC Double Glazing. Rateable Value £2,850. EER D56. NO ONWARD CHAIN.

## ENTRANCE PORCH

Oak effect laminate floor, wall light, part natural stone wall. Oak door to Lounge. Accoya wood external door with double glazed to front.

## LOUNGE/DINING ROOM

Feature Inglenook fireplace with cast iron stove, natural brick surround, natural stone hearth and oak mantle, fitted shelving, feature oak posts and beams, feature part natural stone wall, oak effect laminate floor, two antique style radiators, one vertical radiator, wall lights. Large double glazed bay window to front and further double glazed window to front. Oak doors to Entrance Porch, Kitchen/Breakfast Room and Inner Hall.

## INNER HALL

Oak effect laminate floor, ceiling LED ceiling spotlights, radiator, oak staircase to first floor. Oak doors to Lounge and Understairs Store.

## UNDERSTAIRS STORE

Radiator, ceiling LED spotlight, oak effect laminate floor, fuse board, electric meter. Double glazed window to side. Oak door to Inner Hall.

## KITCHEN/BREAKFAST ROOM

Ceramic sink unit with mixer tap, granite effect work tops, light grey cupboards and drawers island unit with electric oven, 4 ring ceramic hob and breakfast bar with oak section, matching dresser unit, electric AGA with double ovens and two hotplates, ceramic tiled backing, extractor fan over and oak mantle, grey slate ceramic floor tiles, ceiling LED spotlights, built in fridge, built in dishwasher, vertical radiator. Double glazed window to front. Oak doors to Lounge and Side Hall. Oak external double glazed stable door to rear.

## SIDE HALL

Radiator, slate grey floor tiles, loft hatch. Oak doors to Kitchen/Breakfast Room, Bathroom and Garage. Accoya wood external door to front.

## BATHROOM/WC

Light grey wall tiles, wash hand basin in grey vanity unit with drawer,

bath with rainfall shower over and folding glass screen, wc, ceiling LED spotlights, vertical radiator, oak effect laminate floor, feature white stone wall. Double glazed window to rear with roller blind. Oak door to Side Hall.

## GARAGE

Power connected, ceramic sink unit with hot and cold taps, oil fired boiler, insulated hot water cylinder, plumbing for washing machine, tumble dryer space, wall cupboards. Double glazed window to side. Oak door to Side Hall. Double doors to front.

## LANDING

Antique style radiator, oak staircase, store cupboard, loft hatch, 2 radiators. Double glazed windows. Oak doors to Bedrooms and Shower Room.

## BEDROOM 1

Feature white stone wall, radiator. Double glazed window to front with roller blind. Oak door to Landing.

## BEDROOM 2

Radiator. Double glazed window to front with roller blind. Oak door to Landing.

## BEDROOM 3

Built in wardrobe recess with curtain, radiator. Double glazed window to front with roller blind. Oak door to Landing.

## BEDROOM 4

Radiator. Double glazed window to front with roller blind. Oak door to Landing.

## SHOWER ROOM/WC

Wash hand basin with mixer tap, marble effect top and backing and cupboard below, walk in shower with rainfall shower head and marble effect waterproof panels, high level wc, antique style radiator, ceiling beam, ceiling LED spotlights. Double glazed windows to side. Oak door to Landing.

## OUTSIDE

To the Front

Stone flags and gravel chippings, off street gravel parking space, outside courtesy lights, lockable post box.

Low Maintenance Side and Rear Courtyard Gardens

Gravel chippings, security lighting, cold water tap, metal gate to front, plastic oil tank.

## SERVICES

Mains electricity, water and drainage. Oil Fired Central Heating (installed in 2022).

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 403012.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website  
<https://checker.ofcom.org.uk>

Property Reference – 18681089

Particulars Prepared – January 2025.

## IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should

obtain their own verification.

## FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

## FREE IMPARTIAL MORTGAGE ADVICE

## CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT**

A life assurance policy may be required. Written quotation available upon request.

# FORGE COTTAGE









# FORGE COTTAGE

## ADDITIONAL INFORMATION

**Local Authority** – North Yorkshire Council

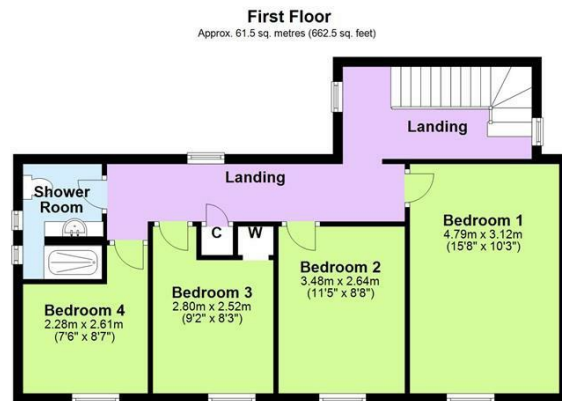
**Council Tax** – Band

**Viewings** – By Appointment Only

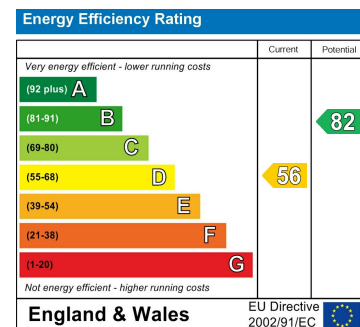
**Floor Area** – 1485.43 sq ft

**Tenure** – Freehold





Total area: approx. 144.6 sq. metres (1556.4 sq. feet)



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leyburn Office Sales  
25 Market Place  
Leyburn  
North Yorkshire  
DL8 5AS

01969 622194  
leyburn@normanfbrown.co.uk  
www.normanfbrown.co.uk

**NORMAN F.BROWN**

Est. 1967