



HILLTOP COTTAGE

MOULTON, NR RICHMOND, DL10 6QE

£280,000
FREEHOLD

Guide price £280,000 - £290,000. For sale through the modern auction method only, via our auction partner Auction House North East and the online auction opening on 22nd September 2025 and closing on 24th September 2025. A Well Proportioned Detached Traditional Stone Cottage enjoying an elevated position within this desirable and easily accessible village. Entrance Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Study (Potential Bedroom 4), Cloakroom/WC, 3 Double Bedrooms, Bathroom/WC, Shower Room/WC, Off Street Parking for three cars, Store Room, Front and Rear Gardens, LPG Fired Central Heating, UPVC Double Glazing, Security Alarm. Council Tax Band F. EER F25. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

HILLTOP COTTAGE

• 3 DOUBLE BEDROOMS • STUDY • 2
RECEPTION ROOMS • MODERN
INTERIOR • PRIVATE GARDEN • DESIRABLE
VILLAGE • LPG CENTRAL HEATING • UPVC
DOUBLE GLAZING • PARKING FOR 3
CARS • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Radiator. UPVC double glazed entrance door to rear. Door to Cloakroom/WC. Part glazed door to Inner Hall.

CLOAKROOM/WC

Wash hand basin in vanity unit with white matt cupboard below with brass knob, low level WC, radiator. Double glazed window to side. Door to Entrance Hall.

INNER HALL

Radiator, understairs storage area. Part glazed door to Entrance Hall. Doors to Lounge, Study and Kitchen/Breakfast Room. Staircase to First Floor.

STUDY (POTENTIAL BEDROOM 4)

3.38m x 1.96m (11'1" x 6'5") Radiator. Double glazed window to rear. Door to Inner Hall.

LOUNGE

3.91m x 4.62m (12'9" x 15'1") Beamed ceiling, varnished pine boarded floor, television point, radiator, feature cast iron surround open fireplace with decorated tiles. Double glazed windows to front. Door to Inner Hall. Folding doors to Dining Room.

DINING ROOM

3.91m x 4.19m (12'9" x 13'8") Beamed ceiling, wall lights, radiator. Double glazed windows to front with roman blinds. Double glazed window to side. Folding doors to Lounge. Door to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

1.78m x 5.69m (5'10" x 18'8") and 2.03m x 3.28m (6'8" x 10'9"). White speckled granite work surfaces, white and grey matt cupboards and drawers with chrome handles, fitted electric range cooker with double

oven, separate grill and ceramic hob, glass splashback, stainless steel extractor hood, fridge/freezer space, built-in dishwasher, fitted washing machine, fitted tumble dryer, large breakfast bar, ceiling LED spotlights, ceramic tiled floor, contemporary radiator, beamed ceiling, understairs cupboard/storage space. Double glazed windows to rear. UPVC double glazed stable door to rear. Doors to Inner Hall and Dining Room. Staircase to First Floor.

FIRST FLOOR LANDING

Radiator, large storage cupboard, access to loft space. Double glazed window to side. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Shower Room/WC. Stairs to Inner Hall.

BEDROOM 3

3.96m x 2.06m (12'11" x 6'9") (depth up to wardrobe). Large built-in wardrobes with sliding mirror doors, radiator. Double glazed window to rear with roller blind. Door to Landing.

BEDROOM 2

3.05m x 4.62m (10'0" x 15'1") Varnished pine boarded floor, radiator. Double glazed window to front. Door to Landing.

SHOWER ROOM/WC

Fully tiled walls, pedestal wash hand basin, large shower cubicle, low level WC, ceramic tiled floor, radiator/heated towel rail, ceiling halogens, extractor fan, electric wall heater. Double glazed window to rear. Door to Landing.

BEDROOM 1

3.91m x 4.19m (12'9" x 13'8") Radiator, wall lights, access to loft space. Double glazed window to front with roller blind. Doors to both Landings.

SECOND LANDING

Double glazed window to side. Doors to Bedroom 1 and Bathroom/WC. Stairs to Kitchen.

BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit with white gloss cupboards below and chrome knobs, shower bath with curved glass screen, low level WC, polished ceramic tiled floor, heated towel ladder, ceiling halogens, ceiling beam. Double glazed window to rear. Door to Landing.

OUTSIDE

FRONT GARDEN (EAST FACING)

Elevated looking down onto the village. Lawn, box hedging, private stone flagged patio, shrubs.

STORE ROOM

3.05m x 3.48m (10'0" x 11'5") Underneath the Lounge there is a STORE ROOM 3.04m x 3.48m (10' x 11'5")(5'5" maximum headroom) with power connected and double timber doors to side.

REAR GARDEN (WEST FACING) ADJACENT TO OPEN CO

Good sized stone patio, outside courtesy light, cold water tap. Leading up to a private lawned area enclosed conifer hedgerow. Flower beds, apple tree, oil tank. Elevated sitting area.

GRAVELLED PARKING

There is off street GRAVELLED PARKING for at least three cars.

MODERN METHOD OF AUCTION

The property is for sale through the modern auction method only, via our auction partner Auction House North East and the online auction will open on 22nd September 2025 and close on 24th September 2025.

Guide price £280,000 - £290,000. The successful bidder immediately pays 2.5% + VAT of the sale price (minimum £3,500 + VAT) as an exclusivity fee to guarantee the purchase.

The timescale will be 56 days for exchange and completion.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 17636777

Particulars Prepared – March 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.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

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

HILLTOP COTTAGE





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band F

Viewings – By Appointment Only

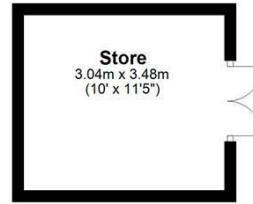
Floor Area – 1596.00 sq ft

Tenure – Freehold

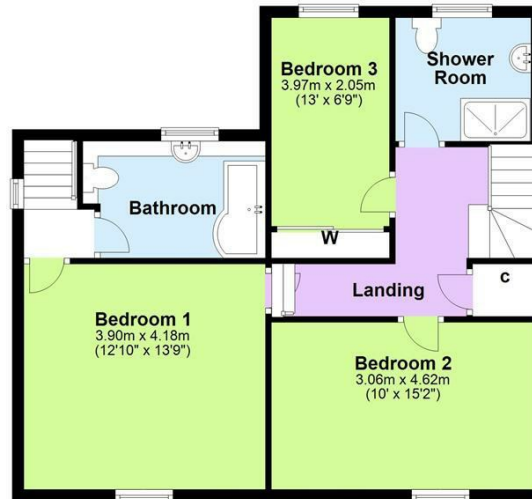




Lower Ground Floor
Approx. 10.6 sq. metres (113.6 sq. feet)



First Floor
Approx. 63.3 sq. metres (681.3 sq. feet)



Total area: approx. 148.3 sq. metres (1596.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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NORMAN F.BROWN

Est. 1967