



**NEWTON HOUSE,
LONDONDERRY, NORTHALLERTON, DL7 9NE**

**£315,000
FREEHOLD**

Take a look at this spacious and beautifully presented three double bed roomed semi detached home offering a great layout to suit a variety of lifestyles complemented by lovely gardens including a veg plot, outside kitchen and a private lawned frontage. Offered for sale with no onward chain, other benefits include off street parking, a garage, solar with battery storage and a large accessible loft.

NORMAN F. BROWN

Est. 1967

NEWTON HOUSE,

- Three Double Bedrooms • Semi Detached Home • Spacious Accommodation (Nearly 2000 sq ft) • Stylishly Presented Inside & Out • Ideal For Bedale, Northallerton & The A1(M) • Solar with battery storage • Off Street Parking, Garage & Lovely Gardens • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing



The Property

This impressive semi detached home offers nearly 2000sq ft of accommodation and is located in the village of Londonderry, ideal for Bedale, Northallerton and the A1(M) and offers an exceptionally bright and spacious layout over three floors.

The property opens into a lovely hallway with solid oak flooring and useful store cupboards for coats and shoes as well as a handy downstairs WC. Off the hallway is a charming sitting room with solid oak flooring. A log burning stove set into an inglenook fireplace provides a cosy feel and there is an attractive view over an open field to the rear. The sitting room is open to the dining kitchen which comprises a matching range of shaker style wall and base units with a work surface over, having tiled splashbacks and double circular sinks. There is an electric and bottled gas fed range style cooker with an extractor hood over, and spaces for a dishwasher and a tall fridge freezer. The dining area has space for a large dining table and chairs with dual aspect windows overlooking the garden and field beyond, creating a fantastic space for family time or entertaining. Off the kitchen is a utility room which provides further storage cupboards and shelving, plus space for a washing machine and tumble dryer, and a second external door leads outside to the entertaining area, side and rear gardens.

The first floor landing is again spacious and leads to three double bedrooms and the family bathroom and has storage cupboards and a hidden staircase to the loft. The main bedroom is a great double with dual aspect windows with a view of the field to the rear and has an ensuite shower room including a Quadrant shower enclosure with double sliding doors, a push flush WC and a pedestal mounted washbasin. Bedroom two is also a good double with a view to the rear, and the third double bedroom is positioned to the front with a shelved built in over stairs cupboard for storage. The family bathroom comprises a four piece suite including a free standing bath, a Quadrant shower enclosure with double

sliding screen doors, a washbasin set onto a vanity unit and a low level WC and features a travertine tiled flooring.

Off the first floor landing are stairs to the second floor loft which has solid oak flooring, a window to the side plus two Velux windows to the rear and there are radiators, electrics and lighting plus a useful sink and a store cupboard over the stairs. There are also doors to access extra storage in the eaves.

Outside

There is a driveway providing off street parking for several cars. The garage has double timber doors and has been used as a workshop so has multiple lighting and power points, Velux windows plus a personal door to the side. The attractive private frontage has a lawned garden with mature planted shrubberies, fruit trees and a useful garden shed, also with lighting and power. Behind the garage to the side is an outdoor kitchen featuring a brick pizza oven and gas barbecue with a stone work top above a store for the gas bottles with a useful log store and further external power points. A grapevine covered pergola sits over a sandstone paved entertaining space overlooking attractive herb and flower beds and mature fruit trees, plus a chicken coop. Steps lead down the side to the rear garden, which has a pleasant outlook over an open field beyond and has a substantial greenhouse with external power points plus a sink with a cold water tap. There are a selection of raised beds for growing produce with further fruit trees, bushes and fenced and walled boundaries.

Location

Londonderry is conveniently located village with Bedale and Northallerton only a few miles away providing an excellent range of leisure facilities and shops for every day needs. Londonderry is well positioned just along from Leeming Village where there is a primary school and secondary schools are also close by in Bedale, Northallerton and Ripon. There are a multitude of private schooling opportunities also within easy

reach. Junction 51 of the A1(M) is also close by providing major links to Leeds, York, Harrogate, Darlington and Newcastle with the East Coast mainline station at Northallerton for trains running between London and Edinburgh

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – D

EPC Rating - B

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Extensions/Additions: Loft has been converted (2007) but does not have building regulation approval to be used as a bedroom. Roof was re-felted and re-tiled in 2019.

Conservation Area - No

Listed Building - No

Agent note. Beyond the field behind the rear garden is the A1(M).

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Combi Boiler

Solar Panels to rear elevation of the house and southern elevation of the garage charge into 2x 5.8 kw capacity batteries with a 5 kw inverter.

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

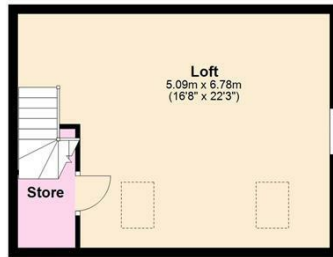
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

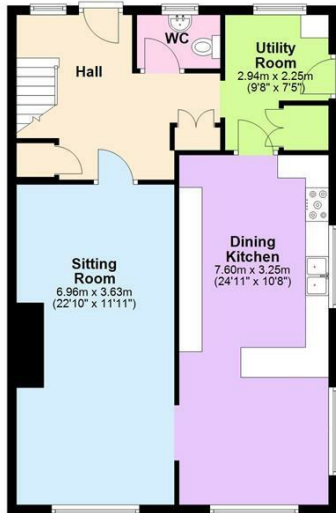
NEWTON HOUSE,



Loft
Approx. 34.5 sq. metres (371.5 sq. feet)



Ground Floor
Approx. 73.8 sq. metres (792.3 sq. feet)



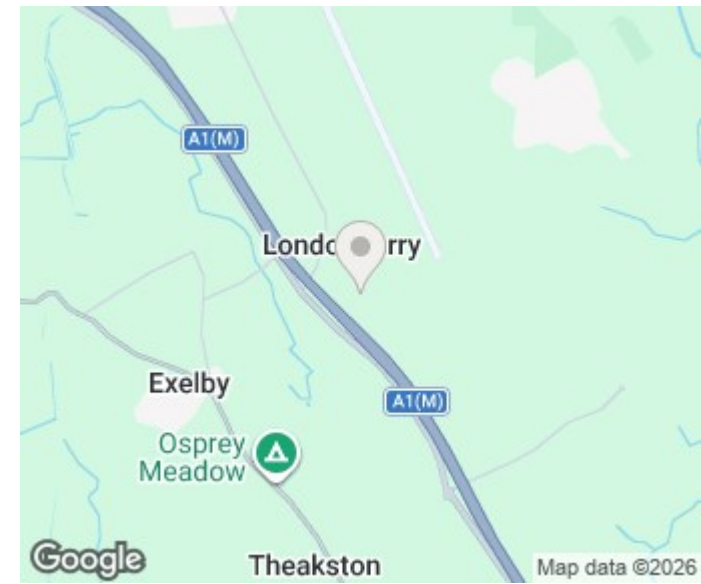
First Floor
Approx. 72.2 sq. metres (777.2 sq. feet)



Garage
Approx. 17.6 sq. metres (189.9 sq. feet)



Total area: approx. 198.0 sq. metres (2130.9 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 | 85 | 91 |
| | 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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F. BROWN

Est. 1967