



**STABLE COTTAGE, THE COACH HOUSE, EAST ROUNTON, NORTHALLERTON, DL6 2LQ**  
£1,000 per month

**Carter Jonas**

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## **STABLE COTTAGE, THE COACH HOUSE, EAST ROUNTON, NORTH YORKSHIRE, DL6 2LQ**

- Available December
- Pets Considered
- Beautiful Barn Conversion
- EPC Rating D
- Council Tax Band E
- Oil Fired Central Heating

### **THE PROPERTY**

Available early December, Stable Cottage is a delightful three bedroomed barn conversion nestled within the delightful village of East Rounton, surrounded by fantastic, far-reaching countryside views in every direction and conveniently within walking distance to local amenities.

Stable Cottage is accessed via a shared track and located approximately 9 miles from Stokesley, 12 miles from the market town of Northallerton, 14 miles from Middlesbrough and benefits from ease of access to nearby motorway links including the A19, A66 and A1 which makes the property ideal for someone with commuter needs whilst benefitting from a private, semi-rural, village location.

To the ground floor, the property briefly comprises a light and welcoming entrance hall, a fantastic living room with exceptionally large arched windows, exposed beams and a log burning stove accompanied by delightful courtyard views, a spacious kitchen dining room area comprising a fully fitted kitchen with neutral units and space for a free-standing electric cooker, fridge-freezer, dishwasher and washing machine as required.

Also situated to the ground floor are three double bedrooms, a modern family bathroom suite comprising a shower over the bath, basin, WC and heated towel rail. A separate WC is also conveniently situated off the entrance hallway.

Externally, parking is available for two vehicles, a large patio area and access to the shared communal garden to the rear.

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Stable Cottage offers oil fired central heating with underfloor heating throughout, ample parking and an outbuilding nearby which can be utilised for storage purposes.

There are a fantastic selection of amenities in the local area and within walking distance including Roots Farm Shop & Café and Dark Star Plants.

The award-winning Old Joiners Shop Coffee & Kitchen and The Bluebell Inn which hosts the Cricket, Darts & Dominoes teams are located in the nearby village of Ingleby Arncliffe and are within 3.5 miles of the Stable Cottage.

The market town of Northallerton, nearby town of Stokesley and large market town of Darlington all offer excellent everyday shopping facilities and are all well known for their restaurants, theatres and various historic points of interest.

Electricity and water are both on a mains supply.

Stable Cottage is serviced by a septic tank.

Internet and Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Offered unfurnished.

Pets considered.

The deposit will be £1,153 (5 week's rent) at a rental value of £1,000 per calendar month.

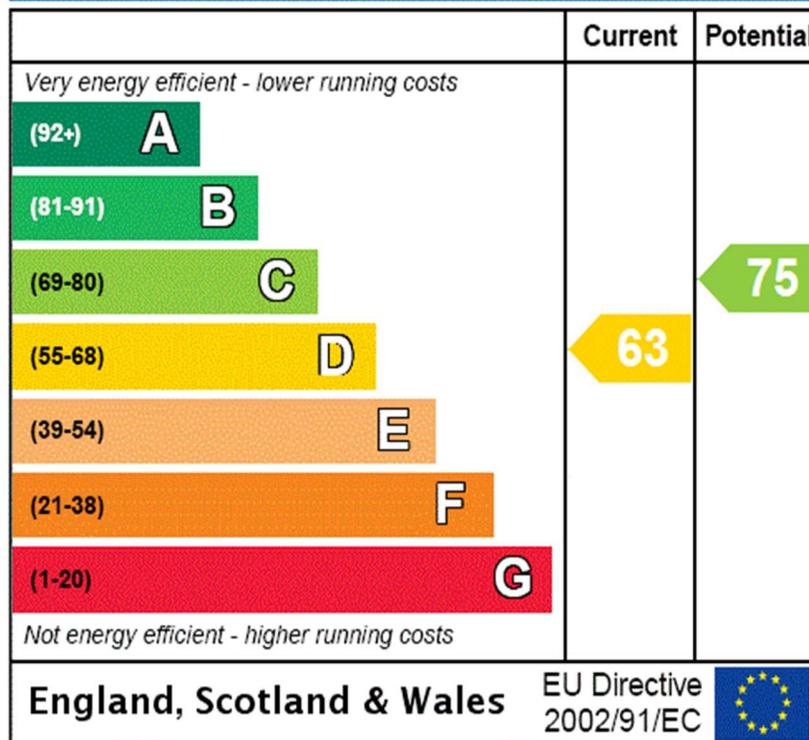
The holding deposit will be £230 (1 week's rent) at a rental value of £1,000 per calendar month.



## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	North Yorkshire County Council - Council Tax Band E

## Energy Efficiency Rating



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### IMPORTANT INFORMATION

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