

# Maypole Cottage

OVINGTON

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# Welcome home...

Maypole Cottage stands in a prime position on the edge of Ovington's green, just a few yards away from the huge Maypole for which this peaceful and beautiful village is renowned. Ovington has a strong community spirit with regular events at both the village hall and pub and enjoys idyllic surroundings in its picturesque rural setting above the River Tees.

The village has easy access to both Barnard Castle, Darlington & Richmond as well as being close to the A66 and the wider motorway network, whilst still being an oasis of calm and quiet living.

Pull up outside the charming Maypole Cottage, beautifully positioned in the heart of Ovington village green and enjoying a prominent setting.

Step into the welcoming entrance hall where you'll find access to the large boarded loft, which has potential for conversion to an additional living space (subject to permissions). Then head through to the right where you will find the spacious and inviting lounge. Filled with natural light from dual-aspect windows, this lovely room also features an impressive fireplace housing a large multi-fuel stove. It is easy to picture cosy winter evenings here, with a roaring fire, your favourite film on, and a wonderfully warm and relaxing atmosphere.

The kitchen follows, again with twin windows to the garden and with an abundance of storage as well as masses of workspace on the granite and beech counters. There's even room for a dresser or small breakfast table.





# Time for bed...

When the day draws to a close, the principal bedroom at the front of the cottage offers a peaceful place to unwind, with charming views across the village green. Generously sized and beautifully calm, it is a restful room finished in soft neutral tones, with ample space for wardrobes.

Conveniently located next to the bedroom, the bathroom is a spacious and practical room, complete with a white suite and walk-in shower, ideal for an easy start to the day.

The second bedroom is positioned to the rear of the property and offers enough space for a double bed, making it an ideal guest room. Equally, it could serve as a study, dining room or snug, depending on your needs. Tucked away from the main living areas, it is a wonderfully quiet and peaceful space for a restful night's sleep.



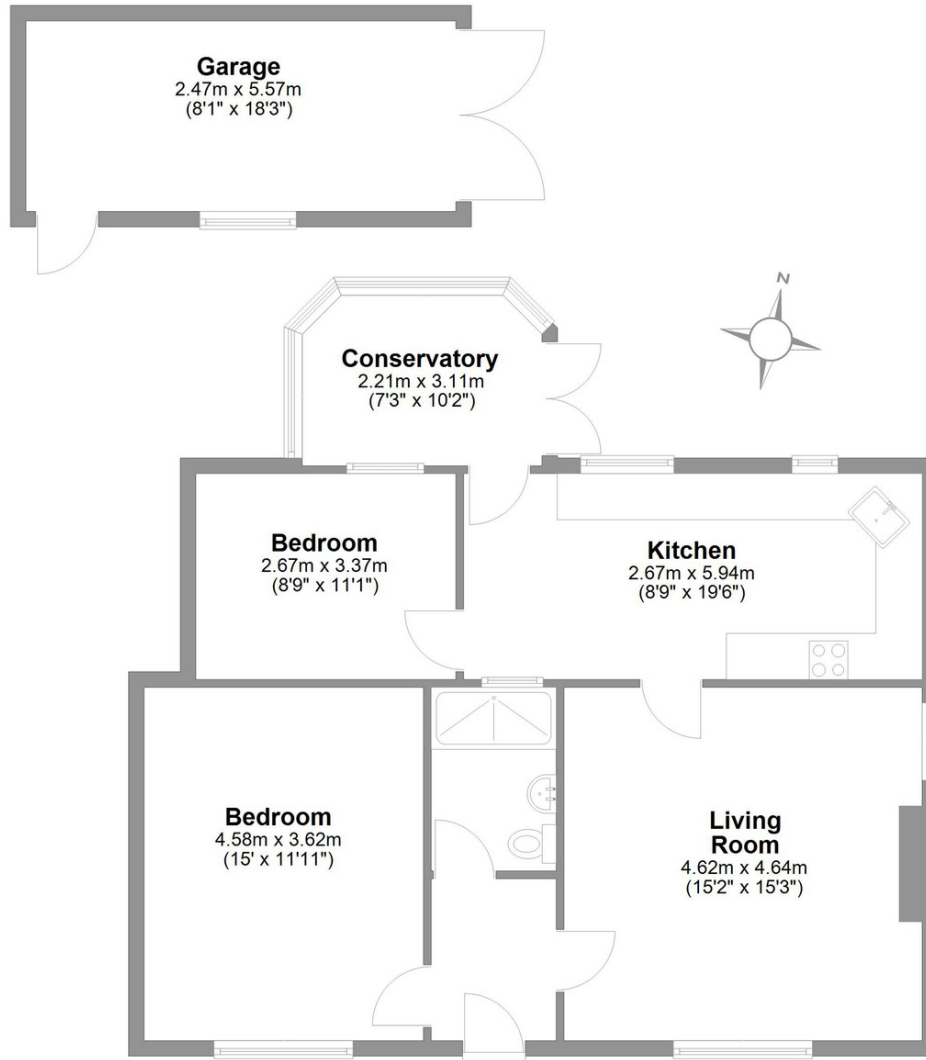


## Rest of the home...

From the kitchen is the conservatory, heated for year-round use, and filled with natural light and warmth. It is a lovely spot to sit back and relax, with doors that open onto a private courtyard garden, which is a quiet suntrap on balmy evenings. There is also ample room for a dining table, creating a bright and inviting setting for enjoying home-cooked meals.

To the front and side of the property are established borders, providing colour and interest throughout the year. To the rear is a private, low-maintenance garden with garage and hard standing. For those with a passion for gardening, there is plenty of opportunity to mould the space into your own Eden.





## Maypole Cottage Ovington

Total area: approx. 93.0 sq. metres (1001.2 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Love Property by Vue3sixty Ltd

## Finer Details

Postcode: DL11 7BW  
Council Tax Band: C  
Freehold  
EPC rating: E  
Oil Central Heating