

Foxwell Cottage

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Welcome home...

Offering something a little different from the usual two-bedroom home, this well-presented barn conversion combines characterful accommodation with an impressive detached garage/workshop and plenty of off-road parking.

Located close to East Layton and within easy reach of Scotch Corner and the A66, the property is particularly well placed for anyone travelling throughout North Yorkshire, County Durham and further afield.

Step inside, into the delightful, light-filled hallway, where the accommodation begins to unfold. The layout has been arranged with the two bedrooms and bathroom on the ground floor, leaving the first floor entirely dedicated to the main living space.

Head upstairs and the barn conversion really comes into its own. The first floor opens into a generous open-plan kitchen and living area, creating a sociable space for cooking, relaxing and entertaining. This space is thoughtfully styled, creating a cosy and welcoming feel; settle down with your favourite movie and leave the world behind.

The modern kitchen is well fitted with a range of units, integrated appliances, providing a natural place for morning coffee or informal dining. With the kitchen and lounge brought together in one open space, this floor has an easy, relaxed feel and makes the most of the proportions of the original building.







Relax and unwind...

Both bedrooms are conveniently positioned on the ground floor and are served by the house bathroom.

As you make your way downstairs, the second bedroom is the first room you come to. Currently used as an artist's studio and home office, it's a generously sized and versatile space, with a large window allowing plenty of natural light to fill the room. There's ample space for a double bed and additional furniture, while its proportions mean it could just as easily continue as a creative workspace or dedicated home office.

The house bathroom has recently been refurbished and the result is a beautifully considered space. Clean and stylish while still feeling entirely in keeping with the country character of the home, it features a generous walk-in shower and a fresh, understated finish. A cleverly designed cupboard houses the washing machine, keeping it neatly tucked away and allowing the bathroom to remain calm and uncluttered.



Tucked away towards the rear of the property, the main bedroom is a generous and inviting space with a wonderfully calm feel. Its peaceful position creates a cosy retreat at the end of the day, with plenty of room for a double bed and additional bedroom furniture. The bedroom looks out onto your private outdoor space.





Step outside...

Externally, the property offers considerably more than you might expect from a two-bedroom home. A gravelled driveway provides ample off-road parking and leads to the large detached garage/workshop.

Whether you need secure space for vehicles, enjoy working on cars or bikes, require a workshop for hobbies or simply want substantial additional storage, this is a particularly useful addition to the property and one that sets it apart from many homes of a similar size.

To the rear is a courtyard area or as the current homeowner refers to it, a Yarden! Providing a private outside space which is nice and easy to maintain.

The property benefits from double glazing and electric heating.

Location...

The property is situated close to East Layton, with direct access from the drive to the A66 and Scotch Corner. It's position makes it particularly convenient for commuters and those needing straightforward road connections towards Richmond, Darlington, Barnard Castle and the wider region.

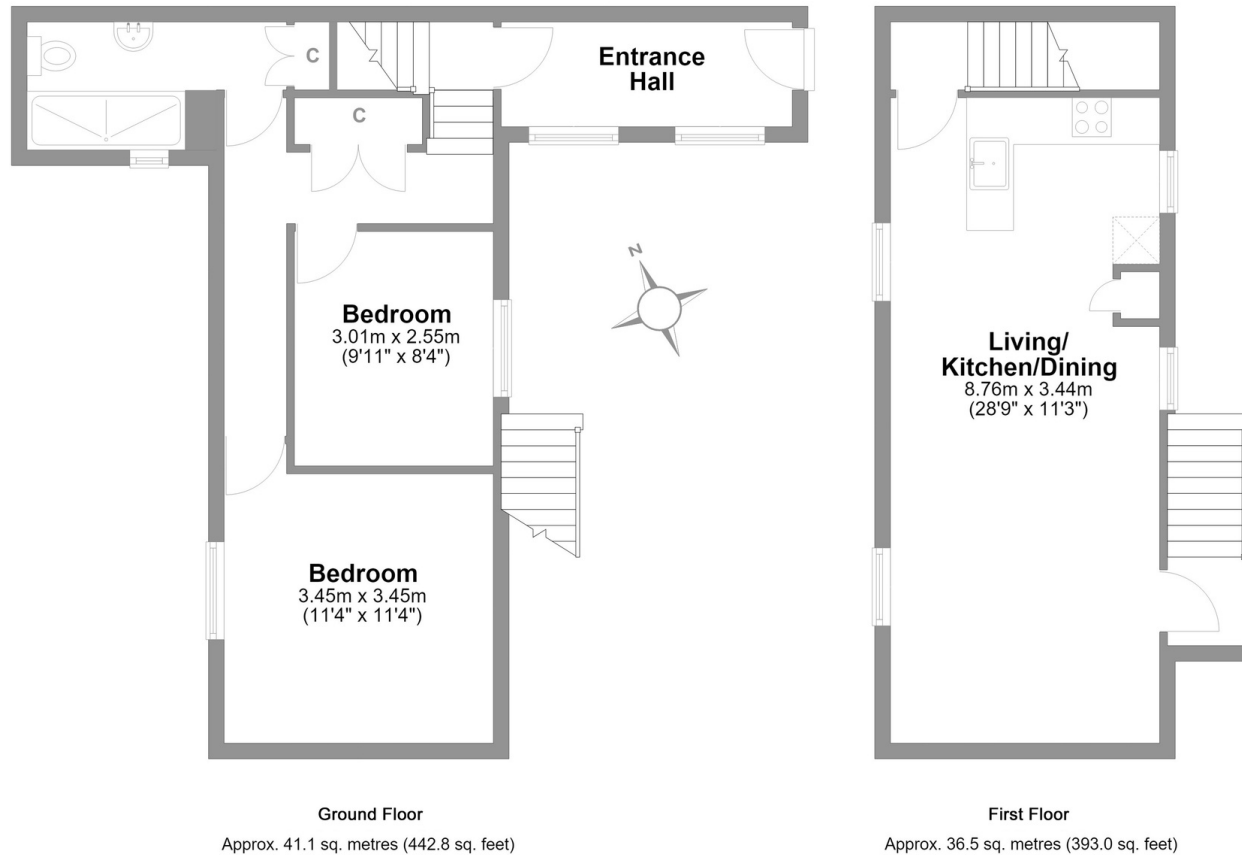
Important information regarding the A66

Buyers should be aware of the proposed relocation/improvement works to the A66 in this area. We recommend that interested parties review the most up-to-date plans and information available from National Highways and satisfy themselves as to how the proposed route may affect the property and surrounding area prior to purchase.



Foxwell Cottage East Layton

Total area: approx. 77.6 sq. metres (835.8 sq. feet)



Finer Details

Postcode: DL11 7PW
Council Tax Band: B
EPC rating D
Shared Drive
Septic Tank

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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