



1 ORCHARD PLACE, MORTON ON SWALE  
NORTHALLERTON, NORTH YORKSHIRE, DL7 9QU



# 1 ORCHARD PLACE

Morton on Swale, Northallerton, North Yorkshire, DL7 9QU

Beautifully renovated three-bedroom double-fronted character cottage with exposed beams throughout, two log burners, two bathrooms, a large secure garden and generous rear driveway parking.

- Three bedrooms
- Double-fronted character cottage
- Exposed beams & original parquet flooring
- Two Bathrooms
- Large enclosed rear garden & parking

**Offers in the Region of £295,000**

## GET IN TOUCH

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## DESCRIPTION

This beautiful double-fronted character cottage has been lovingly and thoroughly renovated by the current owners, carefully restoring original features while creating a practical home suited to modern living. From the moment you step inside there is a real sense of warmth and charm, with exposed beams a prominent feature throughout, particularly in the living and dining rooms and continuing across the house.

You enter via a UPVC door into an entrance porch, with a further characterful wooden front door opening into the dining room. This welcoming space offers ample room for a dining table and chairs, a useful storage cupboard, original parquet flooring and a high-quality Jotul multi-fuel stove. The parquet flooring continues into the living room, which is both cosy and spacious, featuring a Henley premium multi-fuel log burner, built-in storage units and further exposed beams, enhancing the cottage feel.

From the dining room, an opening leads into the kitchen, beautifully fitted with sage green base units, white wall units and contrasting white worktops. There is an electric hob with extractor over, eye-level electric oven, Belfast sink, integrated fridge freezer, integrated dishwasher and built-in bin storage — all thoughtfully designed to maximise space and functionality.

Beyond the kitchen is a rear hallway giving access to the ground floor bathroom, fitted with a bath with shower over, WC and wash basin. The conservatory provides additional living space and leads to a practical utility room with fitted cupboards, sink and space for both a washer and dryer. The conservatory also incorporates a useful storeroom and small workshop area with electricity and additional freezer space.

Stairs rise from the dining room to the first-floor landing, which features a useful storage cupboard and provides access to two well-proportioned double bedrooms and a comfortable single bedroom. The character continues upstairs, with restored original beams and exposed floorboards retained in the master bedroom. The family bathroom is fitted with a bath with shower over, WC and wash basin.

Externally, the property enjoys a large, secure rear garden — ideal for children and pets — with a paved seating area and lawn, enclosed by timber fencing. There is a







substantial insulated shed with electricity, ideal as a workshop, garden office or summer house, along with a separate log store.

A gate at the bottom of the garden leads directly to the driveway at the rear, where there is ample parking for three or more vehicles. The generous space allows you to turn comfortably so you can drive in and out with ease, and there is also water and electricity supply at the drive.

#### **LOCATION**

Morton on Swale is a popular village located on the main A684 trunk road between Northallerton & Bedale & within easy reach of the A1 & mainline station. The village has a pub, village shop, regular bus service & well-regarded primary school.

#### **SERVICES**

Mains electricity, water and drainage are connected. Hot water is provided via an electric immersion heater, with the benefit of a recently updated modern inverted hot water cylinder. Heating is via electric heaters and two high-quality multi-fuel stoves.

#### **TENURE**

Freehold.

#### **CHARGES**

North Yorkshire Council Tax Band B.

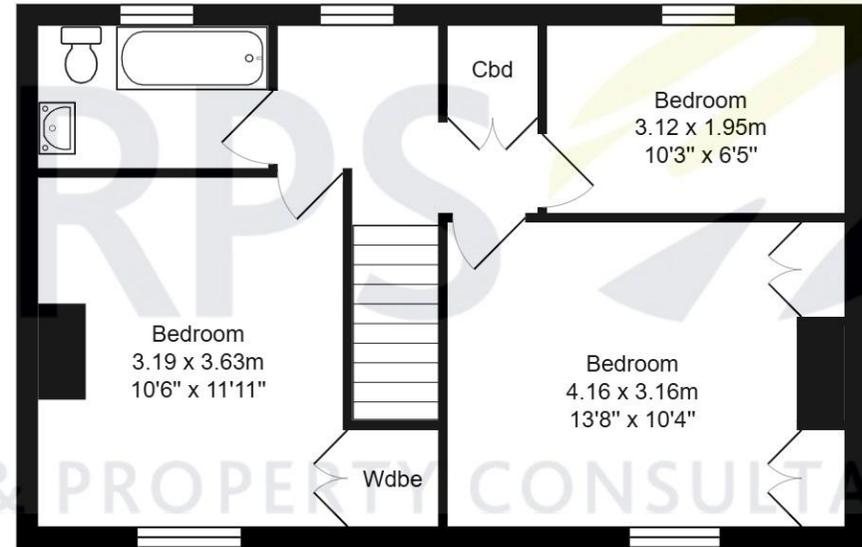
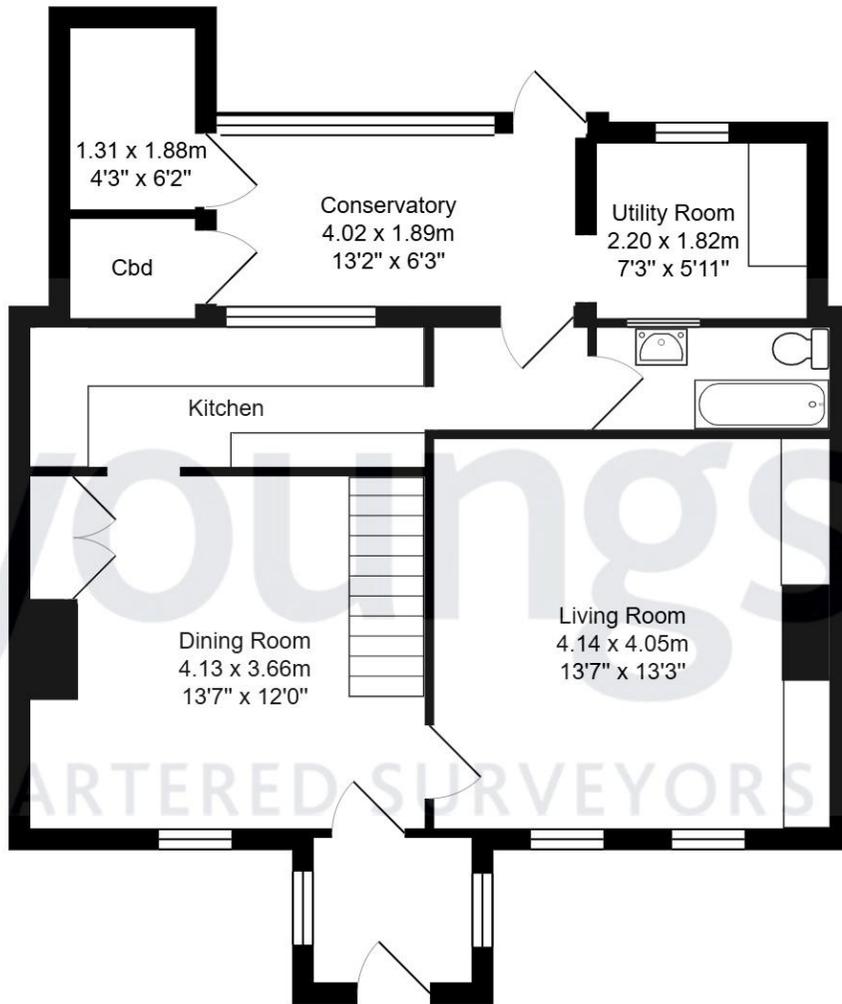
#### **VIEWINGS**

Strictly by appointment with the Agents.

#### **AGENT'S NOTES**

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





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