



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.

- CHAIN FREE
- Double-fronted character cottage
- Exposed beams & original parquet flooring
- Three Bedrooms, Two Bathrooms
- Large enclosed rear garden & generous parking

**OFFERS IN THE REGION OF £295,000**

## GET IN TOUCH

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## DESCRIPTION

This beautifully presented double-fronted cottage offers a rare blend of original features and practical modern living. From the moment you step inside, there is an immediate sense of warmth and charm, with two log burners creating a cosy and welcoming atmosphere and exposed beams remaining a prominent feature throughout.

The property is entered via an UPVC entrance porch with a further characterful wooden front door opening into the dining room, a lovely central space with original parquet flooring, two useful storage cupboards and a high quality Jotul multi-fuel stove. The parquet flooring continues into the spacious yet cosy living room, 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 and thoughtfully designed with sage green base units, white wall units, and contrasting quartz white marble worktops. There is a Zanussi electric hob with extractor over, Zanussi eye-level electric oven, double Belfast sink, integrated fridge freezer, integrated dishwasher, and built-in bin storage.

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

Stairs rise from the dining room to the first-floor landing, which features a useful storage cupboard and attic hatch leading to a boarded loft space. Upstairs the character continues with two generous double bedrooms, a comfortable single bedroom, and a family bathroom. The principal bedroom features a vaulted ceiling, exposed beams and brickwork, original floorboards, and excellent storage, including two fitted wardrobes. The family bathroom retains traditional character and is fitted with a bath with shower over, high-level WC and traditional wash basin.







Externally, the property is approached via a charming walled front garden with gated access from the road, incorporating a planted area and rockery. To the rear the property enjoys a large, secure garden — ideal for children and pets — with a paved seating area and lawn, lined with raised sleepers and enclosed by timber fencing.

There is a substantial insulated shed with electricity, ideal as a workshop, garden office, or summer house, along with a smaller garden shed and separate log/coal stores.

An archway and 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 with space for bin storage.

A truly welcoming home with character in abundance, generous outside space and practical features rarely found altogether.

#### **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.

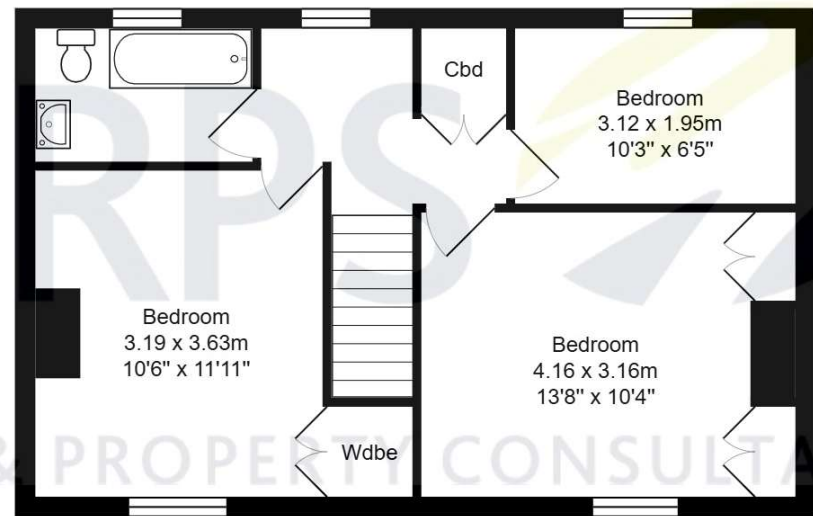
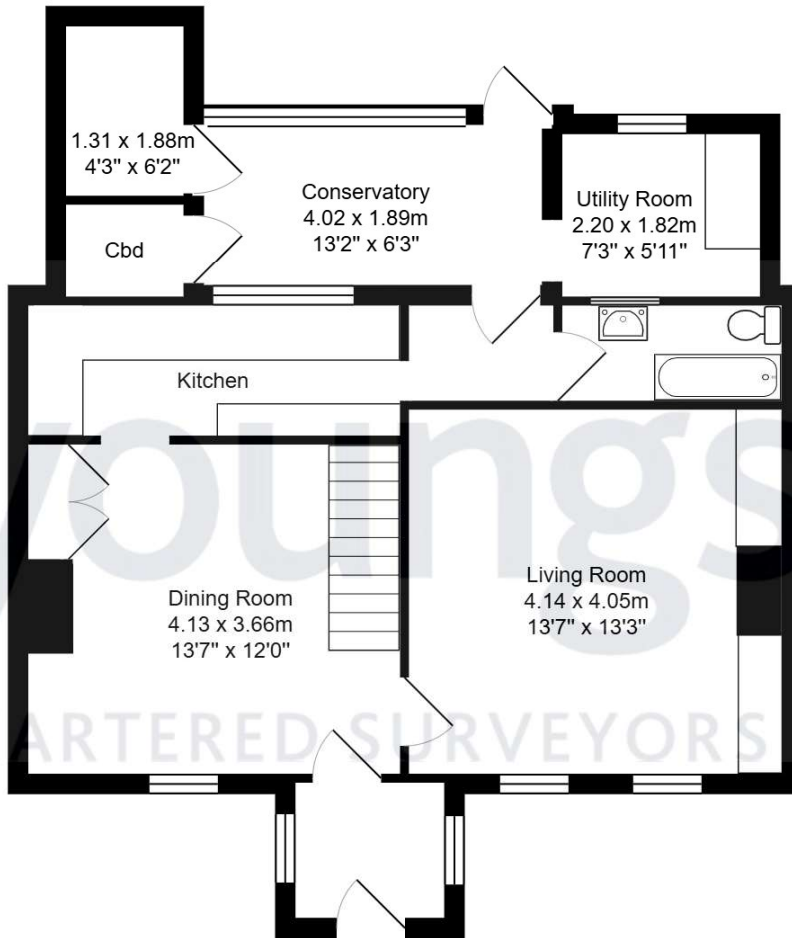
#### **SERVICES, TENURE & CHARGES**

Mains electricity, water and drainage are connected. Hot water is provided via an electric immersion heater, with the benefit of a recently installed modern unvented hot water cylinder. Heating is provided by Electric Smart Panel Heaters, offering thermostatic control, interconnected smart operation and convenient programmable room-by-room heating, complemented by two high-quality multi-fuel stoves in the main living spaces. The property is Freehold. North Yorkshire Council Tax Band B.

#### **VIEWINGS**

Strictly by appointment with the Agents.





[www.youngsrps.com](http://www.youngsrps.com)  
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