



4 Bedrooms

James Winn is delighted to offer this charming four-bedroom detached cottage, situated in the highly sought-after and picturesque location of East Lane, Yafforth, Northallerton.

This characterful home offers a wonderful blend of traditional features and practical living space, making it ideal for families or those seeking a semi-rural lifestyle whilst remaining within easy reach of local amenities. The property boasts a warm and inviting interior throughout, with a cosy living room centred around a log-burning stove, creating a perfect focal point for relaxing evenings. The well-proportioned accommodation continues with a spacious kitchen/dining area, offering ample storage and worktop space, alongside a pleasant outlook towards the garden.

Merryweather Cottage

East Lane,
Yafforth,
DL7

Asking Price:

£650,000

EPC Rating: TBC



Situation:

Merryweather Cottage is situated on East Lane, a highly regarded and well-established residential location on the outskirts of Northallerton. The property enjoys a pleasant setting whilst remaining within easy reach of the town centre, which offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants and well-regarded schools.

Northallerton benefits from excellent transport links, with its mainline railway station providing direct services to York, Leeds and London Kings Cross, making it ideal for commuters. The A19 and A1(M) are also easily accessible, offering convenient road links across the region.

The surrounding area is renowned for its beautiful countryside, with the North York Moors National Park and the Yorkshire Dales both within comfortable driving distance, providing a wealth of outdoor and leisure opportunities.

Directions:

From our Northallerton office, head South through the town centre, proceed out of town along Yafforth Road (A167) heading west. Continue straight for approximately 1-2 miles until you reach the village of Yafforth. Turn left onto East Lane, where the property can be found on the left-hand side.



For additional information and full photo gallery please visit www.jameswinn.co.uk



THE ACCOMODATION CONSISTS OF

Entrance: 1.68 x 2.72

Double-Glazed window, wood flooring.

Dining Room: 5.45 x 2.69

Double-Glazed window, Log burner, wood flooring, radiator.

Living Room: 5.30 x 3.65

Double-Glazed windows, Log burner, French doors, Radiator, Wood flooring.

Study Room: 2.54 x 3.18

Double-Glazed window, Radiator, Carpet flooring.

Kitchen: 5.56 x 1.87

Double-Glazed window, spacious and characterful kitchen with range of solid wood wall and base units, tiled splashbacks, space for freestanding appliances, ceramic sink with mixer tap positioned beneath feature shelving, tiled effect flooring, freestanding range-style cooker with extractor hood over, radiator.

Utility Room: 3.39 x 1.14

Double-Glazed window, Space for freestanding appliances, space for plumbing, wood effect flooring.

W/C: 2.11 x 0.81

Double-Glazed window, Low level WC, Hand wash basin, wood effect flooring.

Landing:

Double-Glazed window, Carpet flooring, Radiator.

Master Bedroom: 3.37 x 3.44

Double-Glazed window, Radiator, Carpet flooring.

Bedroom Two: 3.38 x 2.68

Double-Glazed window, Radiator, Carpet flooring

Bedroom Three: 3.37 x 2.34

Double-Glazed window, Radiator, carpet flooring.

Bedroom Four: 2.60 x 3.23

Double-Glazed window, Radiator, carpet flooring.

Shower Room with W/C: 2.71 x 2.05

Double-Glazed window, Corner shower with shower rain head, Partially tiled, low-level WC, rounded wash hand basin with storage under, Radiator, wood flooring.

Bathroom: 2.23 x 2.65

Double-Glazed window, wash hand basin with storage under, freestanding bath, low-level WC, large radiator, wood flooring.

EXTERNAL

Front:

Attractive double-fronted period-style property, Generous gravelled driveway providing ample off-street parking for multiple vehicles, well-maintained front lawn with neatly trimmed hedging and defined borders, raised decking seating area, additional gravelled sections and pathways for ease of upkeep.

Rear:

Exceptionally generous rear garden, offering substantial outdoor space rarely found, predominantly laid to lawn, private and enclosed boundaries with fencing and mature planting, large patio and seating areas, useful range of outbuildings including timber garden room with a log burner, backing onto open countryside providing a pleasant rural outlook.



Viewing is Strictly By Appointment Only.

Mortgage and Financial Advice:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

Clauses:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water and drainage and oil central heating.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No.

PARKING ARRANGEMENTS: Off road parking for multiple cars

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract