



3 Bedrooms

James Winn Estate Agents offer a rare opportunity to acquire a charming, detached country cottage set within approximately 7 acres of grazing land, enjoying a peaceful rural position on the edge of the sought-after village of Deighton.

Offering a wealth of potential, The Cottage provides flexible accommodation with three bedrooms, including two first-floor dormer bedrooms, together with generous gardens, extensive grazing land and a range of stables and outbuildings. While the property would benefit from some modernisation and reconfiguration to suit modern living, it presents an excellent opportunity for purchasers seeking an equestrian property, smallholding or countryside home with land.

Deighton
Northallerton,
North Yorkshire,
DL6

Offers Over:

£445,000

EPC Rating: TBC



Location:

The Cottage enjoys a rural position in the small village of Deighton, approximately 5 miles north of Northallerton. The village offers a peaceful countryside setting whilst remaining conveniently placed for access to the A167, A19 and A1(M), making it ideal for commuters travelling throughout North Yorkshire and the North East. Deighton is surrounded by open farmland and attractive countryside, providing excellent opportunities for walking, riding and outdoor pursuits.

Directions:

From Northallerton High Street, proceed north on the A167 Darlington Road towards Darlington. Continue for approximately 5–6 miles, passing through open countryside. Upon reaching Deighton, turn into the village and follow the local road to The Cottage.

Ground Floor

Entrance Porch/Vestibule:

2.16 x 1.36

Composite entrance door with double-glazed window, vinyl flooring, and access to the ground floor accommodation. Doors lead to the ground floor bathroom and separate W.C., with further access to the principal living areas. The entrance hall provides a practical reception space and benefits from natural light.

W/C:

2.41 x 1.70

Fitted with a low-level W.C. and corner wash hand basin. Double-glazed window to the side elevation, radiator and vinyl flooring. Natural light and ventilation are provided via the window.

Bathroom:

4.15 x 1.70

Fitted with a panelled bath incorporating a bar shower over and wash hand basin. Double-glazed window providing natural light,



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decorative panelled walls, LVT flooring, radiator and chrome heated towel rail. Extractor fan for ventilation.

Living Room:

6.58 x 3.82

A spacious reception room featuring a double-glazed three-part bow window to the front elevation, allowing plenty of natural light. Attractive feature chimney breast with inset dual-fuel stove, timber mantel and tiled hearth creating a focal point to the room. Open staircase rising to the first floor, radiator, and doors providing access to Bedroom Three, the Dining Room and the Entrance Porch.

Dining Room:

4.31 x 4.02

A light and inviting dining room featuring double-glazed French doors opening to the front aspect, allowing an abundance of natural light. Glazed double doors provide access through to the kitchen, while a built-in storage cupboard houses the hot water cylinder. Finished with LVT flooring and a radiator, providing a practical and comfortable dining space.

Kitchen:

6.54 x 1.36

Fitted with a range of base and wall units providing useful storage and preparation space. The kitchen features space for a free-standing cooker and tall fridge/freezer, with tiled splashbacks, vinyl flooring and radiator. Double-glazed window providing natural light and outlook.

Utility Room:

4.43 x 1.53

Composite door with two double-glazed windows providing excellent natural light. A range of base units and work surfaces incorporating a single bowl stainless steel sink. Space and plumbing for washing machine, together with provision for additional under-counter appliances. Finished with practical vinyl flooring, providing a useful and functional utility space.



Bedroom 3:

4.26 x 3.45

A spacious double bedroom featuring a double-glazed three-part bow window to the front elevation, allowing plenty of natural light. Two built-in double wardrobes provide excellent storage, with carpet flooring and radiator completing the room.

First Floor

Landing:

Benefits from useful built-in eaves storage, providing additional practical storage space.

Bedroom 1:

4.39 x 4.00

A bright and spacious double bedroom featuring a floor-to-ceiling double-glazed window and two large skylights, allowing an abundance of natural light. Finished with carpet flooring and radiator. The room also benefits from access to a Jack and Jill shared shower room.

Bedroom 2:

4.19 x 3.32

A well-proportioned bedroom featuring a floor-to-ceiling double-glazed window, allowing plenty of natural light. The room benefits from carpet flooring, radiator, and convenient access to the Jack and Jill shower room shared with the adjoining bedroom.

Jack & Jill Shower Room:

2.11 x 1.46

A conveniently located shared shower room serving Bedrooms One and Two, featuring a double-glazed window providing natural light and ventilation. Fitted with a corner shower cubicle, wash hand basin and low-level W.C.



External

Garage:

Single garage to the side of the property.

Gardens:

The property enjoys generous gardens to both the front and rear, predominantly laid to lawn and complemented by a variety of mature shrubs, bushes and trees. The extensive outdoor space provides a private and attractive setting, with excellent potential for landscaping, entertaining and enjoying the surrounding countryside.

Grazing Field and stable:

The property benefits from a substantial nine-stable block attached to approximately 7 acres of grazing land/paddock, providing an excellent facility for equestrian use or smallholding purposes. The land is well suited for horses, livestock or recreational use and offers a rare opportunity to acquire a countryside home with its own private grazing and equestrian facilities. The stable block would benefit from updating but provides a superb base with significant potential for improvement.

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.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Private Driveway & Garage

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
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

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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