



2 Bedrooms

James Winn are delighted to present for sale this beautifully presented two-bedroom cottage in the desirable village of Ingleby Cross.

Mossgrove Cottage has been recently renovated to a high standard, key-turn finish throughout. Combining characterful features like original ceiling beams and sash windows with high-end modern finishes, the property offers low maintenance living with a private front courtyard, a rear courtyard garden and countryside views to rear.

Mossgrove Cottage

Ingleby Cross, Northallerton, DL6

Asking Price:

£300,000

EPC Rating: D
Council Tax: B



Location:

Situated in the peaceful village of Ingleby Cross, Mossgrove Cottage enjoys a picturesque setting right at the foot of the North York Moors National Park. The village offers a welcoming rural community with local conveniences close by, while benefitting from excellent proximity to the thriving market towns of Northallerton and Thirsk. Ideal for commuters, the property provides swift access to the nearby A19, seamlessly linking northbound and southbound to the broader motorway network. Mainline rail connections from Northallerton and Thirsk stations further enhance accessibility, making this an ideal location for those seeking a rural village lifestyle without sacrificing convenience.

Living Room:

4.30 x 3.63

Entered via the front door, the living room is a bright and welcoming space finished with premium Painswick Sycamore Engineered Oak parquet flooring and original exposed wooden ceiling beams. The focal point of the room is a newly installed log burner set beneath a solid oak mantle beam. A custom media wall provides integrated storage cabinets and display shelving. Additional features include a radiator, double glazed sash window, carpeted stairs leading to



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



the first floor, and a door through to the kitchen / dining room.

Kitchen/Dining Room:

4.27 x 3.87

The kitchen / dining room features Jerusalem tumbled limestone flooring throughout and a range of integrated units. Built-in appliances include an electric oven, microwave and electric hob, with space reserved for a freestanding fridge/freezer and washing machine alongside a stainless steel sink. A rear door provides direct access to the external courtyard garden.



Landing:

1.90 x 0.70

Carpeted stairs ascend to the first-floor landing, which is also carpeted and provides access to both bedrooms and the family bathroom.

Bedroom One:

3.30 x 3.10

A well-proportioned double bedroom featuring carpeted flooring, a radiator and a double glazed window framing countryside views. Integrated storage is provided by a double built-in wardrobe.



Bedroom Two:

3.82 x 3.44

The second bedroom includes carpeted flooring, a radiator and a double-glazed sash window. It offers built-in shelving, fitted cupboards and deep over-stairs storage cupboards.

Bathroom:

2.16 x 1.80

Finished with fully tiled walls and flooring, the bathroom is fitted with a suite comprising of a WC, hand basin, heated towel warmer and a bar shower with glass screen.

Externally

Front Aspect:

To the front, the cottage is approached via a generous paved front courtyard with a gated entrance and perimeter hedging providing privacy.

Rear Aspect:

To the rear is a low-maintenance, paved courtyard garden enclosed by fencing to a rear border, featuring a useful external storage cupboard.



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: No

WATER METER: No

PARKING ARRANGEMENTS: On-street parking

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: No

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.

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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

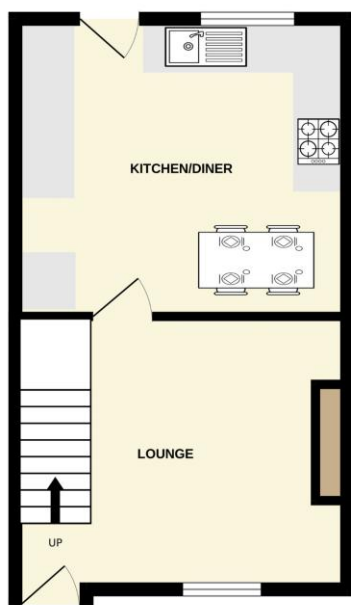
Mortgage & Financial Services:

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.

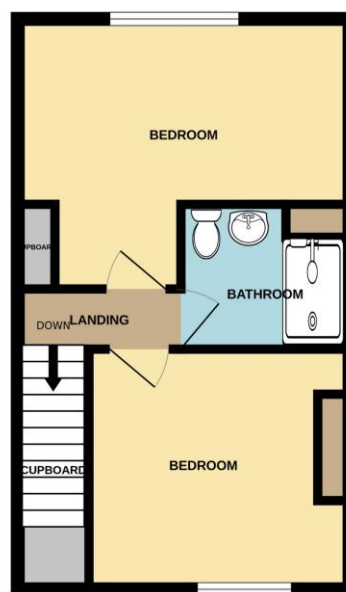
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 678 sq.ft. (63.0 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.
Made with Metropax G2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.jameswinn.co.uk

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