James Winn Estate Agents



2 Bedrooms

A charming two-bedroom period cottage, offered for sale by James Winn Estate Agents, located in the sought-after village of Morton on Swale. This characterful home features both front and rear gardens, along with a private driveway providing off-road parking.

The property benefits from gas-fired central heating and is predominantly double glazed. While it would benefit from some modernisation, it offers well-proportioned accommodation full of potential. The ground floor comprises an entrance porch, a spacious living room with a feature beamed ceiling, an inner hall with under-stairs storage, a bathroom, kitchen, and a rear lobby/utility area.

Upstairs, there are two bedrooms. The principal bedroom enjoys views to the front and includes an en suite WC with sink, while the second bedroom overlooks the rear.

Externally, the property boasts a front garden with driveway parking. To the rear, there is a garden store, and a shared footpath leads to a generous, mature garden featuring fruit trees, a vegetable plot, and garden sheds.

The village itself offers a range of local amenities including a shop, primary school, butchers, and a public house. It is conveniently positioned for access to Northallerton, Bedale, and the A1.

Stone Bowers Cottage

Morton On Swale,
Northallerton,
DL7

Guide Price:

£135,000

EPC Rating: C

| victoria.quarton@jameswinn.co.uk | **www.castledene.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU



AUCTION:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

SITUATION:
Stone Bowers Cottages, DL7 9RN is a residential address in the Stone Bowers Cottages street in Morton-on-Swale, a village just west of Northallerton in North Yorkshire.
Morton-on-Swale has a local village shop for everyday groceries and essentials, The Old Royal George Inn – Pub and restaurant, Ainderby Steeple Church of England Primary School, Village Hall (used for community events) and a children's play park are part of village facilities. Regular bus links run between Morton-on-Swale, Northallerton and Bedale.





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DIRECTIONS:
From Northallerton centre, heading west on the A684 (Bedale Road). Continue for approximately 2 miles, passing open countryside, as you enter Morton-on-Swale, Turn left into the village (signposted Morton-on-Swale). Follow the road into the village centre. Stone Bowers Cottages are located just off the main village road.

Entrance Porch:
1.80 x 0.93
PVC entrance door, fully glazed, timber door to living room.

Living Room:
4.58 x 4.04
Double-glazed windows, feature fire breast with inset gas fire, sandstone hearth and surround, original beamed ceiling, wall lights, carpet.

Internal Hallway:
2.44 x 1.59
Under stair storage cupboard, consumer unit, carpet, stairs.

Kitchen:
2.81 x 2.60
Double-glazed window, wall and base units, space for free standing cooker, gas boiler, fully tiled walls, tiled floor, radiator.

Utility/Rear Porch:
2.60 x 1.52
Double-glazed stable door to rear, plumbed for washing machine, tiled floor.

Bathroom (Ground Floor):
1.89 x 1.62
Panelled bath, w/c, hand basin, tiled walls, radiator, vinyl flooring.

1st Floor

Landing:
1.94 x 1.48
Double-glazed window.

Bedroom 1:
4.74 x 3.18
Double-glazed window, feature fire breast with original cast-iron fireplace, original solid timber flooring, radiator, loft entrance.

Ensuite w/c:
1.98 x 0.90
W/C and hand basin, vinyl flooring.

Bedroom 2:
3.07 x 2.56
Double-glazed window, radiator.

External

Front:
Mature borders paved and gravelled parking area.

Rear:
Large garden with fruit trees and shed.
Access to the rear garden is via a shared footpath, which also provides access to a neighbouring property.

MORTGAGE & 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:

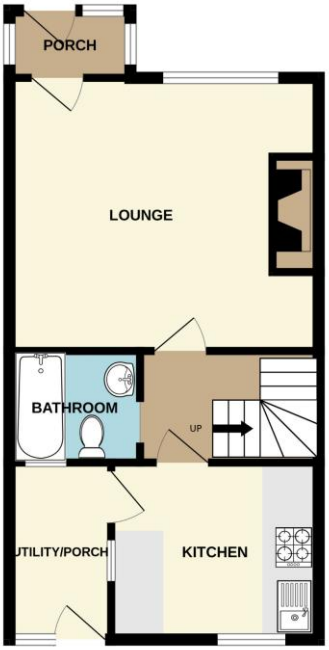
SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.
MAINTENANCE / SERVICE CHARGE: N/A
WATER METER: NO
PARKING ARRANGEMENTS: Off road parking.
BROADBAND SPEED:
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here https://www.broadbandcheck.co.uk/
ELECTRIC CAR CHARGER: 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.

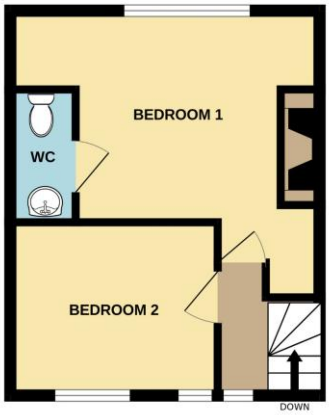
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

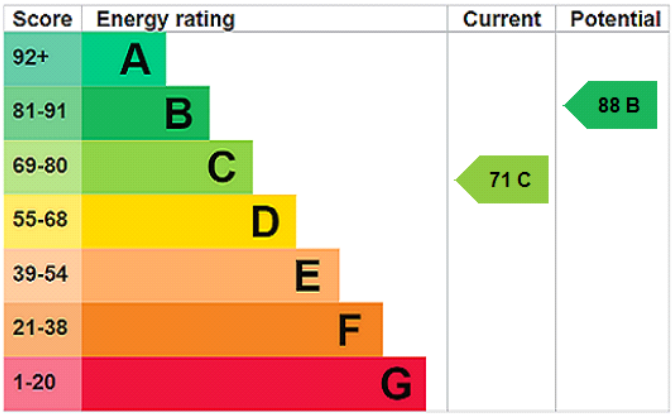


1ST FLOOR
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 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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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