



ROOK  
MATTHEWS  
SAYER

Riding Cottages  
Stocksfield



# Riding Cottages, Stocksfield

- Stone Built Cottage
- Two Bedrooms

- Off Street Parking
- Garden

- Grade II Listed
- Charm & Character

£ 215,000

Situated in the heart of Riding Mill 2 Riding Cottages is a charming, period, stone built cottage with off street parking to the front and garden to the rear.

The cottage which is Grade II listed is offered for sale with no forward chain, benefits from gas central heating to radiators.

Full of charm and character Riding Cottages is bright and spacious, viewing is essential to appreciate the location, size and quality of the property.

Solid wood door opens into the hallway with attractive wood flooring and staircase leading to first floor; panelled door leads to...

**Sitting Room:** 17'3(5.26m) x 16'3(4.95m) overall  
This characterful South facing sitting room has a deep Inglenook fireplace housing a gas coal effect stove on a tiled hearth; fitted shelves and cupboard to one alcove; a further cupboard houses the gas combination boiler; a useful home office with built in desk and shelving is concealed under the staircase; ceiling coving; solid wood flooring and recess lighting; two steps down to...

**Kitchen:** 20'6(6.25m) x 4'9(1.44m)  
Fitted with bespoke tongue and groove painted cabinets; contrasting granite work surfaces and splash back ceramic tiling to walls; shelving; space for table and chairs; integrated fridge and freezer; gas hob and double oven with extractor above; one and half bowl stainless steel sink unit; plumbing for washing machine; attractive slate floor; recess lighting; two windows and external door to rear elevation.

**First Floor Landing:**  
Door to...

**Principle Bedroom:** 16'0(4.88m) x 10'6(3.20m)  
This South facing room has an attractive period fireplace.

**Bedroom:** 12'9(3.89m) x 8'7(2.62m) overall  
This L shaped room again South facing has access to a boarded out loft with pull down ladder.

**Bathroom:**  
Comprises of panelled bath with shower over and shower screen; pedestal hand basin and WC; chrome wall mounted towel rail/radiator; electric shaver point; ceramic tiling to walls; window to rear elevation.

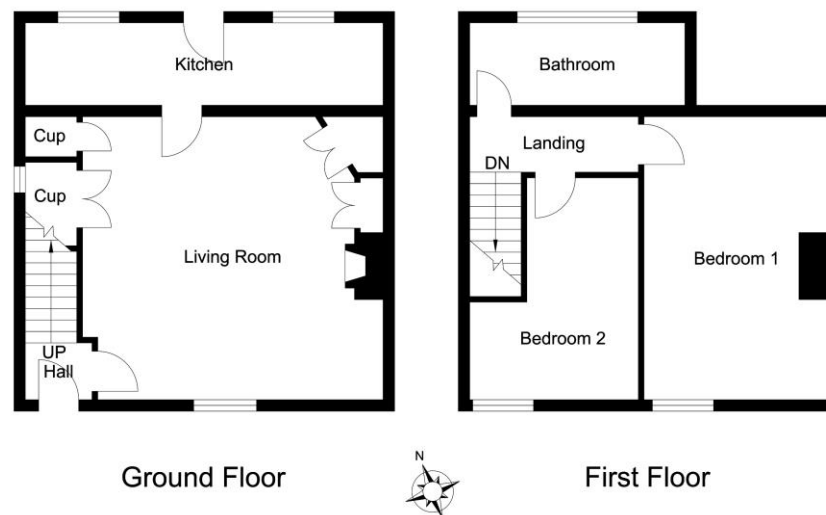
**Externally:**

To the front of the property there is off street parking for one vehicle. To the rear there is a pleasant seating area; steps leading down into a extremely well stocked garden enjoying a degree of privacy.

## TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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