



The Old Granary, Eppleby

Offers in the Region of £450,000

Centrally positioned overlooking The Green in this highly regarded and very popular village, The Old Granary is a very nicely presented conversion which provides generous and well planned living spaces that are complimented with a mature garden, driveway parking and a garage. To the ground floor there is a dual aspect living room, a dining room, a breakfast kitchen, a garden room, a cloakroom and a utility room with the first floor having four bedrooms and a bathroom. Externally there is a private walled garden, parking and the garage. Being offered CHAIN FREE and early inspection is strongly recommended.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Garden Room:

A lovely space for relaxing and enjoying the garden. The floor is tiled and there is a door out to the patio.



Hallway:

With a radiator, an under stairs storage cupboard and a double glazed window.

Living Room:

A generous dual aspect room having a double glazed window to the front and a fully glazed door opening out to the garden. There is a TV point, a radiator and a fireplace with a living flame gas fire and a marble hearth. A pair of doors open into the dining room.



Dining Room:

With ample space for family dining, there is a radiator and a double glazed window to the front of the property.



Breakfast Kitchen:

With space for a table for more informal dining, the kitchen is fitted with a range of cottage style wall and base units with complimenting countertops and soft close fittings. Integrated into the units is a Rangemaster range cooker and there is a fridge freezer, a radiator and a double glazed window overlooking the garden.



Utility Room:

A generous room which has plumbing for a washing machine and a radiator.

Cloakroom:

Fitted with a WC, a wash hand basin and a radiator.

First Floor Landing:

The galleried landing has a radiator, a large linen cupboard, a double glazed window and loft access.

Bedroom 1:

A double bedroom with a range of built in wardrobes, a radiator and a double glazed window to the front of the property.



Bedroom 2:

A double bedroom with a range of fitted wardrobes, a radiator and a double glazed window to the front of the property.



Bedroom 3:

A double bedroom with a radiator and a double glazed window to the front of the property.



Bedroom 4:

With a radiator and a double glazed window overlooking the garden.

Bathroom:

Fitted with a matching suite that comprises a bath, a WC, a wash hand basin and a shower enclosure with an electric shower fitted. There is a radiator and a double glazed window.



External

The property sits overlooking The Green and is accessed via a gravelled driveway that leads to the parking area and garage. The Garage has an up and over door, power, light and a window.



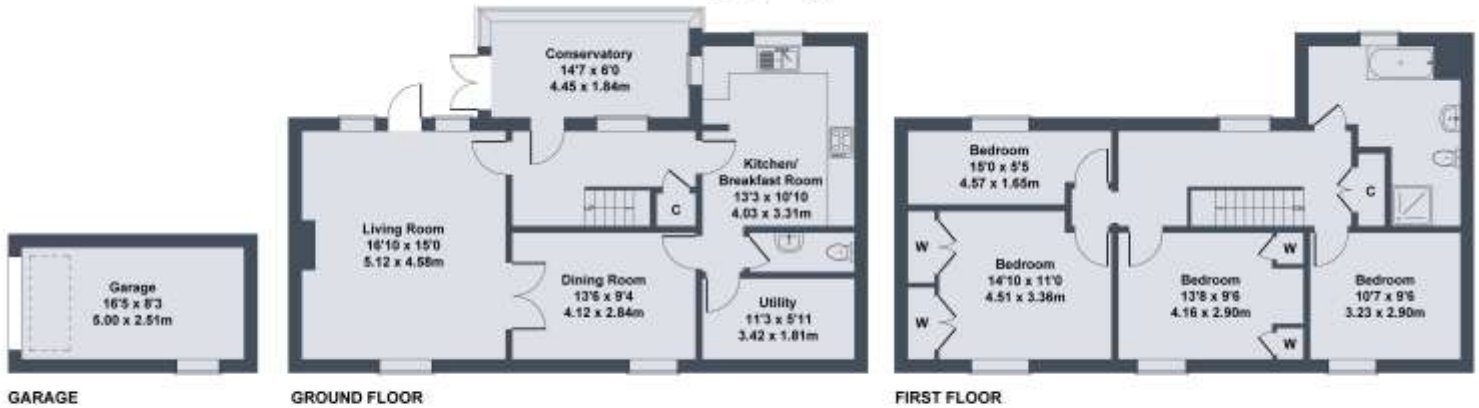
A gate leads to the garden which features mature planted borders, a timber shed, a plum tree and a patio seating area.



Additional Information

The postcode is DL11 7AP and the Council Tax Band is E. The oil fired central heating boiler is located in the utility room. The adjacent property has a right of way over the driveway for access.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.