



BARCLAY WATT
Estates

St John's Road, Bishop Monkton

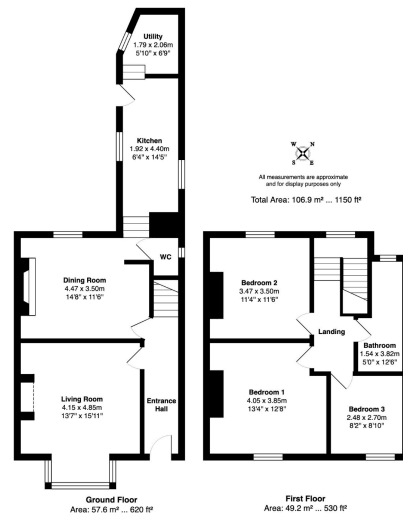
Guide Price £425,000

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- Potential to Extend
- Sought After Village
- Downstairs Cloakroom
- Original Fireplaces
- Stunning Views
- Period Cottage
- Three Bedrooms
- Large West Facing Garden
- Utility/Boot Room
- Beautifully Presented

Barclay Watt Estates is pleased to bring to the market this picture-perfect three bedroom family home offering spacious, characterful accommodation nestled in the picturesque village of Bishop Monkton. The property is beautifully presented and offers great family accommodation, comprising of; entrance hall, living room with feature fireplace and bay window overlooking lovely views of the beck and the village church, dining room with feature fireplace, kitchen with integrated dishwasher, space for a freestanding fridge freezer, gas hob, double oven, a separate utility room to the rear and downstairs W/C . On the first floor, the landing leads to the large master bedroom, second double bedroom, a good sized third bedroom, house bathroom with shower over the bath, hand basin, and W/ C. To the front of the property is unrestricted on-street parking. To the rear is a large, west facing garden with lawn and patio area. Scope to extend further.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 91 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |