



TROUTBECK COTTAGE

GUNNERSIDE, SWALEDALE, DL11 6LD

£285,000
FREEHOLD

A Three Storey Link Detached Cottage in the heart of Swaledale with lovely rear aspect across the Gunnerside pastures. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Store Room, 4 Bedrooms, Bathroom/WC, Solid Fuel Central Heating, UPVC Double Glazing. Council Tax Band D. EER F34. Full fibre broadband, central village location with community pub, primary school, chapel, café and great walks from your doorstep. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

TROUTBECK COTTAGE

- LINK DETACHED THREE STOREY COTTAGE • 3 BEDROOMS • HEART OF SWALEDALE LOCATION • MODERN KITCHEN AND BATHROOM • VIEWS OVER GUNNERSIDE PASTURES • SOLID FUEL CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Three Storey Link Detached Cottage in the heart of Swaledale with lovely rear aspect across the Gunnerside pastures. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, Store Room, 4 Bedrooms, Bathroom/WC, Solid Fuel Central Heating, UPVC Double Glazing. Council Tax Band D. EER F34. Full fibre broadband, central village location with community pub, primary school, chapel, café and great walks from your doorstep. NO ONWARD CHAIN.

ENTRANCE HALL

Quarry tiled floor, ceiling beams, electric meter cupboard, understairs storage cupboard containing electric central heating boiler (which is presently disconnected and the vendor instead has solid fuel central heating using the back boiler in the stove in the Snug). Double glazed entrance door to front. Part glazed door to Store Room. Stable door to Kitchen/Dining Room.

STORE ROOM

3.96m x 2.44m (12'11" x 8'0") (maximum measurements). Fitted shelving. Double glazed windows to front and rear. Part glazed door to Entrance Hall.

UTILITY ROOM/WC

Stainless steel single drainer sink unit, plumbing for washing machine, tumble dryer space, low level WC. Double glazed window to front. Door to Kitchen/Dining Room.

KITCHEN/DINING ROOM

3.18m x 7.26m (10'5" x 23'9") (maximum measurements). Tiled surrounds, stainless steel sink unit, composite work tops, dark grey cupboards and drawers, fitted Smeg electric range cooker with double fan ovens, 5 ring ceramic hob, Belling extractor hood over, built in fridge, built in freezer, built in dishwasher, LED ceiling spotlights, LED under cupboard lighting, radiator. Double glazed windows to front, side and rear. Stable door to Hall. Door to Utility Room. Staircase to first floor.

FIRST FLOOR LANDING

Door to Bathroom/WC. Doorways to Snug and Lounge.

LOUNGE

3.96m x 3.79m (13' x 12'5") (maximum measurements). Beamed ceiling, feature part exposed stone wall, radiator, cast iron multi fuel stove with central heating back boiler which provides for the central heating and the hot water, fitted shelving. Double glazed windows to front and rear. Part glazed door to Entrance Porch.

ENTRANCE PORCH

Part glazed door to stone steps leading down to the external ground floor. Single glazed windows. Part glazed door to Snug.

BEDROOM 2

3.66m x 5.49m (12'0" x 18'0") (maximum measurements). Coal effect electric fire with pine mantle, radiator, open beamed ceiling, wall niche. Double glazed windows to front, side and rear with lovely views across the Gunnerside pastures. Doorway to Landing.

BATHROOM/WC

Wash hand basin in vanity unit with white gloss cupboards below with chrome handles, low level WC, free standing slipper bath, separate shower cubicle with aqua board panels, LED ceiling spotlights, electric shaver point. Double glazed window to front. Part glazed door to Landing.

SECOND FLOOR LANDING

Part glazed doors to Bedroom 1, Bedroom 2 and Bedroom 3. Access to part boarded loft space with drop down hatch and pull down ladder.

BEDROOM 1

3.96m x 3.67m (12'11" x 12'0") (maximum measurements). Radiator, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed windows to front and rear. Part glazed door to Landing.

BEDROOM 3

2.20m x 2.58m (7'2" x 8'5") Radiator. Part glazed door to Landing. Double glazed window to front.

BEDROOM 4

2.97m x 1.58m (9'9" x 5'2") Built in wardrobe, radiator. Part glazed door to Landing. Double glazed window to side.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Property Reference – 13794.

Particulars Prepared – September 2022.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective

buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

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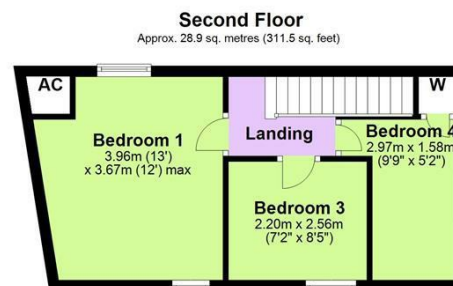
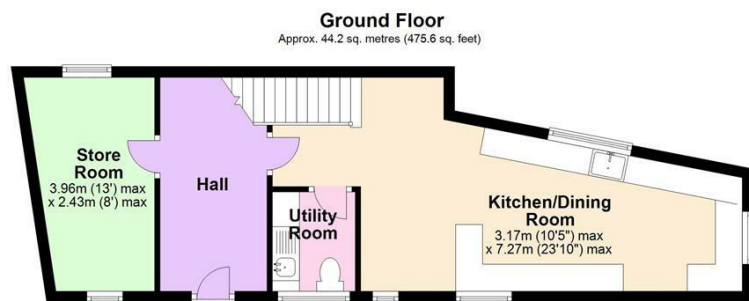
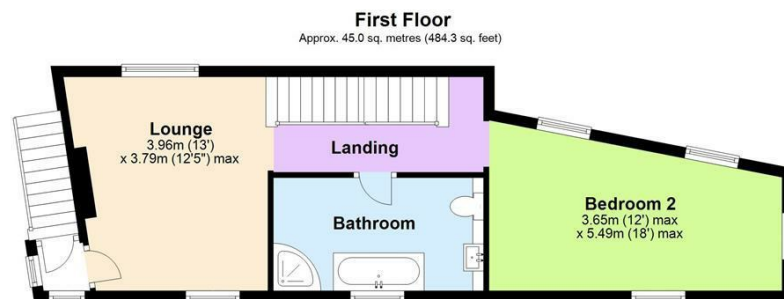
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A life assurance policy may be required. Written quotation available upon request.

TROUTBECK COTTAGE





Total area: approx. 118.1 sq. metres (1271.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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