



SLACK HOUSE AND THE OLD SCHOOL HEALAUGH, SWALEDALE, DL11 6UB

**£695,000
FREEHOLD**

Situated with the heart of this desirable Swaledale village close to Reeth, Slack House with its lovely mature garden presents a superb opportunity to purchase a Spacious Detached Character House to include a one bedroom annexe and separate 2 bedroom detached cottage suitable therefore for those looking for a holiday let or a Bed and Breakfast income stream/lifestyle opportunity, or a large family home with granny annexe accommodation. EER F33, EER E50, EER E48. Council Tax Band E.

NORMAN F.BROWN

Est. 1967

SLACK HOUSE AND THE OLD SCHOOL HOUSE

- SPACIOUS DETACHED CHARACTER PROPERTY
- WITH ONE BEDROOM ANNEXE • PLUS DETACHED 2
- BEDROOM COTTAGE • LOVELY PRIVATE MATURE
- GARDEN • DESIRABLE SWALEDALE LOCATION
- CLOSE TO REETH • SEPARATE OIL CENTRAL
- HEATING TO ALL 3 PROPERTIES • HOLIDAY LET/BED
- & BREAKFAST OPPORTUNITY • DOUBLE
- GLAZING • NO ONWARD CHAIN



DESCRIPTION

Situated with the heart of this desirable Swaledale village close to Reeth, Slack House with its lovely mature garden presents a superb chance to purchase a Spacious Detached Character House to include a one bedroom annexe and separate 2 bedroom detached cottage suitable therefore for those looking for a holiday let or a Bed and Breakfast income stream/lifestyle opportunity, or a large family home with granny annexe accommodation.

ACCOMMODATION

SLACK HOUSE: Entrance Porch, Sitting Room, Lounge, Dining Room, Garden Room, Kitchen, Downstairs Bathroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, First Floor Family Bathroom/WC. Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band F. EER F33.

ATTACHED ANNEXE comprising: Lounge, Kitchen, Double Bedroom, Bathroom/WC. Oil Fired Central Heating, UPVC Double Glazing. EER E50.

THE OLD SCHOOL HOUSE: Entrance Hall, Lounge, Kitchen/Dining Room, Sitting Room, 2 Bedrooms, Bathroom/WC, Oil Fired Central Heating, UPVC Double Glazing. EER E48. Currently small business rate exempt for Council Tax.

Mature Enclosed Good Sized Garden, Gravelled Parking, Detached Outside Store/Workshop, NO ONWARD CHAIN.

SLACK HOUSE

ENTRANCE PORCH

Stone flagged floor, solid oak front door, two timber framed double glazed windows. Part glazed pine door to Sitting Room.

SITTING ROOM

4.10m x 4.58m (13'5" x 15'). Feature ceiling beams, stone flagged floor, open fireplace with cast iron grate and timber carved mantle, radiator, two alcoves with exposed timber beams above, television and WiFi point. UPVC double glazed sliding sash window with window seat to front. Pine doors to Entrance Porch, Lounge and Inner Hall.

Lounge

4.10m x 3.16m (13'5" x 10'5"). Stone flagged floor, beamed ceiling, radiator, feature cast iron range, telephone point. Pine doors to Kitchen and Sitting Room. UPVC double glazed sliding sash window with window seat to front.

KITCHEN

3m x 3.04m (9'10" x 10'). Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, pine effect cupboards and drawers, fridge/freezer space, electric cooker point and cooker hood, radiator, Worcester oil fired boiler, ceiling spotlights. UPVC double glazed windows to front and side. Part glazed pine doors to Lounge and Lobby.

LOBBY

Feature stone wall. Pine doors to Kitchen, Bathroom/WC and Garden Room.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with Mira shower over and curtain and rail, extractor fan, low level WC, radiator, plumbing for washing machine, UPVC double glazed window to side. Pine door to Lobby.

GARDEN ROOM

2.31m x 3.88m (7'7" x 12'9"). Feature stone walls, ceramic tiled floor with underfloor heating, radiator, wall lights, electric fuse board cupboard. UPVC double glazed door to Rear Garden. UPVC double glazed windows covering two sides. Pine doors to Lobby and Inner Hall.

INNER HALL

Stone flagged floor, understairs storage cupboard, beamed ceiling, radiator, feature stone steps to First Floor. Pine doors to Garden Room, Sitting Room and Dining Room.

DINING ROOM

3.62m x 3.04m (11'10" x 10'). Feature ceiling beam, feature stone shelves, radiator. UPVC double glazed windows to side and rear. Pine door to Inner Hall. Inter-connecting pine door to the Annexe's Kitchen.

FIRST FLOOR LANDING

Feature exposed pine boarded floor. UPVC double glazed window to stairwell. Pine doors to Bedroom 1, Bedroom 2 and Bedroom 3.

BEDROOM 1

4.10m x 3.16m (13'5" x 10'5"). Radiator, access to loft space. UPVC double glazed sliding sash window with window seat to front. Pine doors to En-Suite Bathroom/WC and Landing.

EN-SUITE BATHROOM/WC

3.46m x 3.48m (11'4" x 11'5"). Pitched ceiling with two double glazed skylight windows to rear. Ceiling beams, ceiling spotlights, pedestal wash hand basin, air bath with shower attachment, extractor fan, low level WC, tiled surrounds, two radiators, two under eaves storage cupboards. Pine door to Bedroom 1.

BEDROOM 2

4.10m x 4.58m (13'5" x 15')(maximum measurements). Access to loft space, radiator. UPVC double glazed sliding sash window with window seat to front. Pine doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Wash hand basin with laminate top and white gloss cupboards below with chrome handles, corner shower cubicle with rainfall shower head and separate shower attachment, low level WC, extractor fan, radiator, ceiling LED spotlights, electric shaver point with light. Two internal windows to Bedroom 2. Pine door to Bedroom 2.

BEDROOM 3

3.87m x 3.38m (12'8" x 11'1"). Feature exposed pine boarded floor, pitched ceiling with beams, radiator, access to loft space. UPVC double glazed window to rear. Pine door to Landing. Pine door to the Annexe's Landing.

ATTACHED ANNEXE

Lounge

4.10m x 2.51m (13'5" x 8'3")(maximum measurements). Beamed ceiling, two radiators, cast iron stove with stone hearth, cloak cupboard, television point, telephone point. UPVC double glazed windows with window seats to front and side. Pine staircase to First Floor. Solid oak door to front. Pine door to Kitchen.

Kitchen

3.61m x 2.51m (11'10" x 8'3")(maximum measurements). Tiled surrounds, stainless steel single drainer sink unit with laminate work surfaces, fitted cupboards and drawers, electric cooker point, fridge/freezer space, Worcester oil fired boiler, radiator, understairs storage cupboard, beamed ceiling. UPVC double glazed windows to side and rear. Pine door to Lounge. Inter-connecting pine door to Slack House's Dining Room.

FIRST FLOOR LANDING

Pine doors to Bedroom and Bathroom/WC. UPVC double glazed window to stairwell. Pine inter-connecting door to Slack House's Bedroom 3.

BEDROOM

4.10m x 2.51m (13'5" x 8'3")(maximum measurements). Built-in wardrobe, radiator, access to loft space, airing cupboard with lagged hot water cylinder and immersion heater. Double glazed windows to front and side. Pine door to Landing.

BATHROOM/WC

Tiled surround, pedestal wash hand basin, panelled bath with shower attachment and glass screen, extractor fan, radiator, low level WC, electric shaver point with light, ceiling beam. UPVC double glazed window to side. Pine door to Landing.

THE OLD SCHOOL HOUSE

The Old School House was converted into a dwelling in the 1990's and has been a very useful holiday let for the vendor.

GROUND FLOOR

ENTRANCE HALL

Oak boarded floor, pine storage cupboard, radiator, concealed Worcester oil fired boiler. Pine external door with double glazed pane. Pine doors to Lounge and Sitting Room. Pine staircase to First Floor with UPVC double glazed window.

Lounge

2.62m x 4.26m (8'7" x 14'). Beamed ceiling, wall lights, television point, radiator, metal/tiled fireplace surround with stone hearth. Feature pine partition to Kitchen/Dining Room. Pine door to Entrance Hall. UPVC double glazed window to side.

KITCHEN/DINING ROOM

2.66m x 4.26m (8'9" x 14')(maximum measurements). Beamed ceiling, tiled surrounds, stainless steel single drainer sink unit with mixer tap, pine effect laminate work surfaces, cream cupboards and drawers, built-in electric oven and four ring electric hob with extractor hood over, fridge space, freezer space, plumbing for washing machine, radiator, part oak effect laminate floor, under stairs storage cupboard. UPVC double glazed windows to front and side. Feature pine partition to Lounge.

SITTING ROOM

3.85m x 3.83m (12'7" x 12'7") (maximum measurements). Radiator, beamed ceiling. Large UPVC double glazed feature window to side. Pine door to Entrance Hall, wall lights, pine ladder, staircase to mezzanine (4.01m x 2.03m (13'2" x 6'8" (maximum)) with restricted headroom and UPVC double glazed window.

FIRST FLOOR LANDING

Pine staircase balustrade. Two timber/stone framed UPVC double glazed windows to side. Pine doors to Bedroom 1, Bedroom 2 and Bathroom/WC.

BEDROOM 1

2.78m x 4.19m (9'2" x 13'9") (maximum measurements). Open beamed ceiling, radiator, feature pine window seat. Two timber framed UPVC double glazed sliding sash windows to front. Pine door to Landing.

BEDROOM 2

2.74m x 2.13m (9' x 7") (maximum measurements). Open beamed ceiling, radiator, high level hatch to loft space. UPVC double glazed window to side. Pine door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, shower bath with Mira shower over and curved screen, extractor fan, low level WC, two built-in shelves cupboards, electric shaver point with light, ceiling halogens. Timber framed double glazed window to side. Pine door to Landing.

OUTSIDE

The good sized site is enclosed by dry stone walling and comprises mature garden with lawn, flower beds, shrubs, ornamental trees. There is a stream flowing through the garden and there is gravel parking. There are individual plastic oil tanks for the three oil boilers.

DETACHED OUTSIDE STORE/WORKSHOP

4.17m x 4.67m (13'8" x 15'4"). Power connected, pitched roof, two skylights to rear. Timber framed double glazed sash window to side. Timber single glazed double doors to attached Store.

ATTACHED STORE/ENTRANCE

2.44m x 1.52m (8' x 5'). With fitted shelving. UPVC double glazed windows. UPVC double glazed entrance door. Timber framed single glazed double doors to Store/Workshop.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title Register NYK325641.

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

Property Reference - 17636931

Particulars Prepared - April 2023

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.

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

SLACK HOUSE AND THE OLD BARN





SLACK HOUSE AND THE OLD BARN

ADDITIONAL INFORMATION

Local Authority – North Yorkshire County Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	33
(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

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanbrown.co.uk
www.normanbrown.co.uk

NORMAN F.BROWN
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