



RICHARDSON & SMITH

Chartered Surveyors

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1 & 2 BRANSDALE COTTAGES GLAISDALE DALE, GLAISDALE

Whitby 11 miles Guisborough 19 miles York 42 miles



SITUATED IN AN ELEVATED POSITION ON GLAISDALE DALE, THIS IMPRESSIVE STONE COTTAGE AFFORDS STUNNING VIEWS ACROSS THE VALLEY. CURRENTLY SPLIT INTO TWO COTTAGES, THE TWO HALVES CAN EASILY BE REJOINED IF SO DESIRED TO FORM ONE STUNNING HOME.

No 1: Entrance Hallway, Lounge Kitchen; Double Bedroom, Single Bedroom, Bathroom
No 2: Kitchen, Lounge, Double Bedroom, Single Bedroom Shower Room
Gardens and Outouses.

Guide Price: £450,000

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PARTICULARS OF SALE

Overlooking Glaisdale Dale this most attractive stone cottage sites in an elevated position along the dale road and enjoys beautiful views across the valley. The cottages were split many years ago but have come back into the ownership of one family over time and so could be run as they are now as two commercial holiday lets or joined back together to make a stunning home.



The property is in the heart of dale and is perfect for outdoor adventure, being close to local walks and bike trails of the North York Moors but also within easy driving distance of local amenities in Glaisdale village, including shops and pubs, with the larger towns of Whitby and Guisborough, as well as the glorious Heritage Coast not far away.

Parking in the small pulling on the road side, a green lane gives access up to the cottage.

Cottage No 1: With stone path and access door to the front a double step leads into the:

Entrance Hall: With staircase to the 1st floor and interconnecting door to the next door cottage.



Open Plan Lounge Kitchen: Fitted with a range of modern cream units including base and wall cabinets with drawers under laminate worktops. There is an inset a stainless sink unit and space for an electric oven and fridge. There is a window to the rear.

The lounge area has a focal wood burning stove under a wood mantel, with open beamed ceiling, recess alcoves, laminated floor and storage heater. There is a large window to the front affording views across the valley.



First Floor

The staircase rises to a landing with panelled doors opening to...



Bedroom 1: A double bedroom with sash window facing to the front overlooking the valley. Storage Heater.

Bedroom 2: A single room with sash windows to the side, currently with bunk beds in place.



Bath Room: With a panel bath having electric shower over, WC and wash basin. Window to side, air cupboard and storage heater.

Cottage 2: The stone path continues round to the side of the property where there is a side door to the rear extension of No 2.

Kitchen: Fitted in the rear extension, with a range of modern white units including base and wall cabinets with drawers under laminate worktops. There is an inset a stainless sink unit and space for an electric oven and fridge. There is a window to the side and door into the....



Lounge: Again having open beamed ceiling sash window to the front with feature stone fireplace to one wall with inset wood burning stove and storage heater. There is a door to a under-stairs storage cupboard, a further large store and inter connecting door to cottage No 1. The staircase to the first floor rises from here.



First Floor Landing

Bedroom 1: A double bedroom with sash window facing to the front overlooking the valley, fitted wardrobe & storage heater.



Bedroom 2: A long single room with sash windows to the front, currently with bunk beds in place.

Shower Room: With electric shower and cubicle, WC and wash basin. Window to rear and storage heater.

Externally

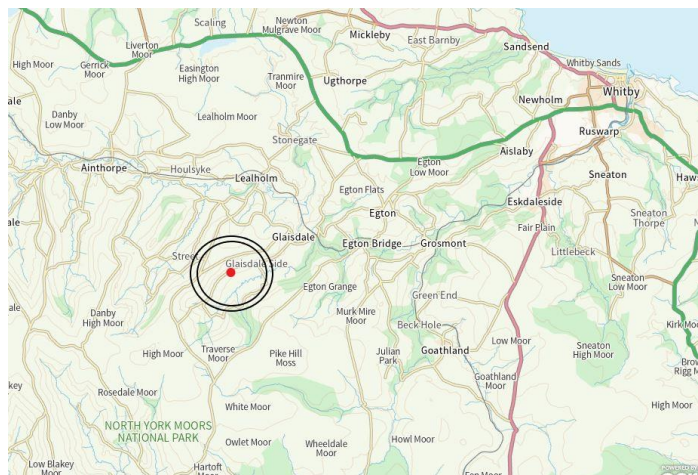
There is a stone paved yard to the rear of the cottage bounded by a high fence where there is a stone outbuilding. The building is split into four with each cottage having two stores, each approximately 10 ft x 6 ft.

The generous gardens are largely set to grass, bounded by stone wall and hedging, split by a wooden fence.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From Whitby head towards Guisborough and York on the A171 taking on the first left turn to Egton. As you reach Egton, take the second right turn to Glaisdale. Continue along to Glaisdale (going down Limber Hill), passing through the lower village, passing the tennis courts before taking the next left up to the dale road, passing the church on the right. The cottages are situated approximately 1 ½ miles along the road on the right hand side . See also location plans.



Services: The property is understood to be connected to spring water with the filtration system fitted in the outbuildings with sewerage to a septic tank situated in the garden. There is mains electric.

Council Tax: Each cottage is currently assessed under business rates for 2024-5. North Yorkshire Council. Tel 01723 232323.

Post Code: YO21 2PZ

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.



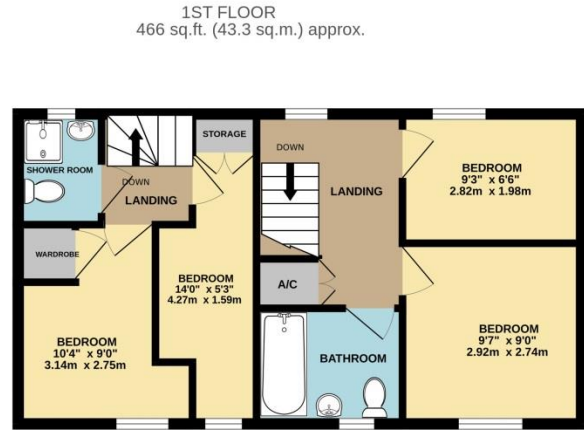
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TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Cottage 1

Score	Energy rating	Current	Potential
92+	A		125 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Cottage 2

Score	Energy rating	Current	Potential
92+	A		128 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

