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"For Sales In The Dales"



Summerfield Cottage, Bainbridge

- Cottage In Desirable Village Location
- Deceptively Spacious
- **Two Reception Rooms** Both With Multi Fuel Stoves
- Modern Kitchen & Bathroom
- **Three** Double Bedrooms
- Idyllic Views Over The Village Green
- W/C/Utility Room
- Walled Courtyard
- Safe Street Parking Readily Available
- Ideal Family Home, Holiday Let Or

Postcode: **DL8 3EL**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Offers Around: £350,000



Summerfield Cottage is a beautiful cottage in the heart of the village of Bainbridge.

Bainbridge is a picturesque Upper Dales village with a good sense of community with houses set around a protected Village Green. It has a butchers, primary school, small village shop, a tearoom, pub & garage. It has beautiful views in all directions and walks from the doorstep.

Summerfield Cottage boasts spacious living with amazing views overlooking the village green and hills beyond.



The property benefits from a lovely snug/dining area & living room both with multi fuel stoves, there is a modern kitchen and spacious hallway which could provide a work from home space if needed. at the rear there is a conservatory and downstairs W/C and utility room.

The first floor offers a modern bathroom and three double bedrooms.

Externally, Summerfield Cottage has a low maintenance walled courtyard with pedestrian access from a door onto the back lane and space for pot plants and a bench on the front of the property to sit and watch the world go by.

Summerfield Cottage would make a lovely family home, holiday let or investment opportunity in the heart of the Yorkshire Dales



GROUND FLOOR

Porch matting. Bench seating. Space for coats and shoes. Two windows over dual aspects. Glazed door into the kitchen.

Kitchen Cork tiled flooring. Spotlights. Good range of modern wall and base units. Integrated appliances such as microwave, oven, hob & extractor hood, fridge freezer and slimline dishwasher. Stone wall with alcove. Vertical radiator. Window to the side of the property with views to the hills.

Dining Room/Snug Fitted carpet. Beam and board ceiling. Stone fireplace with tiled back housing multi fuel stove. Telephone point. Radiator. Window to the front overlooking the village green and hills beyond.



Dining Hall Large hallway with laminate flooring. Board and beam ceiling. Heating controls. Under stairs cupboard. vertical radiator. Window out to the rear. glazed door to conservatory.

Living Room Fitted carpet. High ceilings. TV point. Stone hearth and lintel with multi fuel stove. Radiator. Window to front overlooking the village green and hills beyond.



Conservatory Tiled flooring. Pitched wooden ceiling. Half glazed and half walled with stone window sills. UPVC door to walled courtyard. Wooden door to downstairs W/C/utility room.

W/C/Utility Non slip flooring. Wooden pitched ceiling. Wood panelled walls. Boiler. W/C. Basin. Plumbing for washing machine. Alcove with shelving. Two frosted windows over dual aspects.

FIRST FLOOR

Stairs/Landing Turned staircase with picture window to rear of the property. fitted carpet. Steps down to bathroom and bedrooms two and three. Two radiators. Window to the side of the property.

Bedroom One Generous front double bedroom. Fitted carpet. Loft access. TV point. Radiator. Window to the front overlooking the village green and hills beyond.

Bathroom Laminate vinyl tiled flooring. Pitched ceiling with spotlights. W/C. Bidet. Basin. Bath with shower over. Airing cupboard housing the hot water tank. Radiator. Window to the side of the property.

Bedroom Two Large front double bedroom. Fitted carpet. Loft access. Beams. Radiator. Two windows to the side of the property with stone windowsills.

Bedroom Three Rear double bedroom. Fitted carpet. Pitched wooden ceiling. Radiator. Two windows over dual aspects with stone windowsills.

OUTSIDE

Walled Courtyard Concrete walled yard. Oil tank Door access onto back lane. Space for a storage shed. Tap. Room for bins.

Front Crazy paved low maintenance walkway around the front of the property with space for pot plants and a bench. External power point.

Parking There is ample safe street parking readily available.

AGENTS NOTES

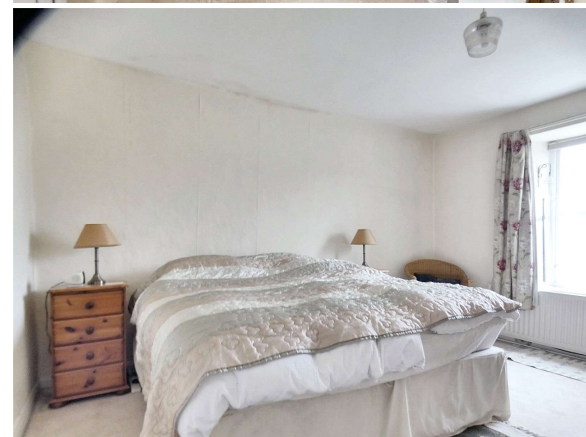
The property has oil central heating.

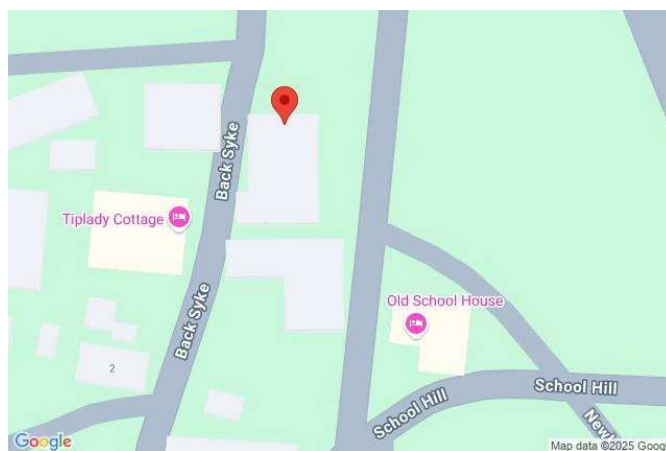
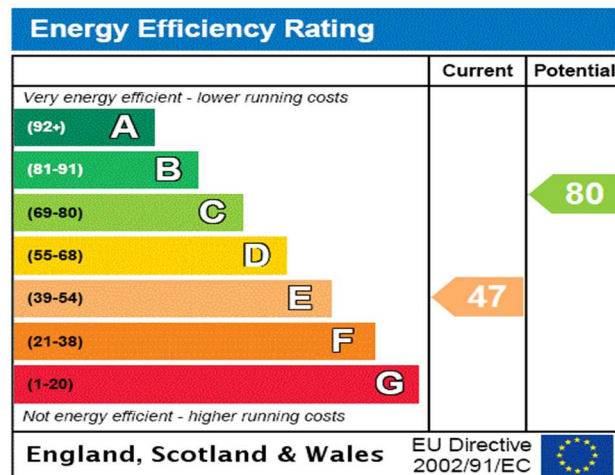
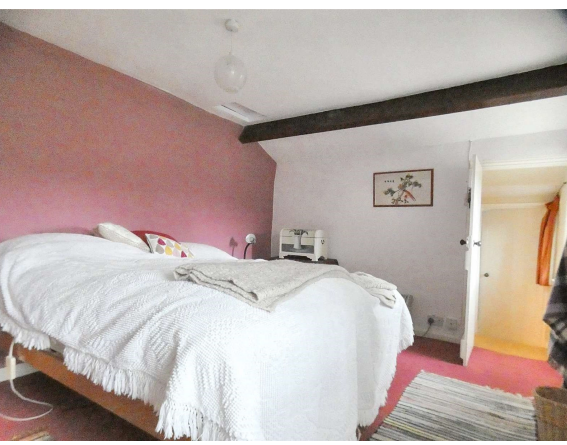
Bainbridge is in a conservation area.

Mains electric and water.

No flood risk.

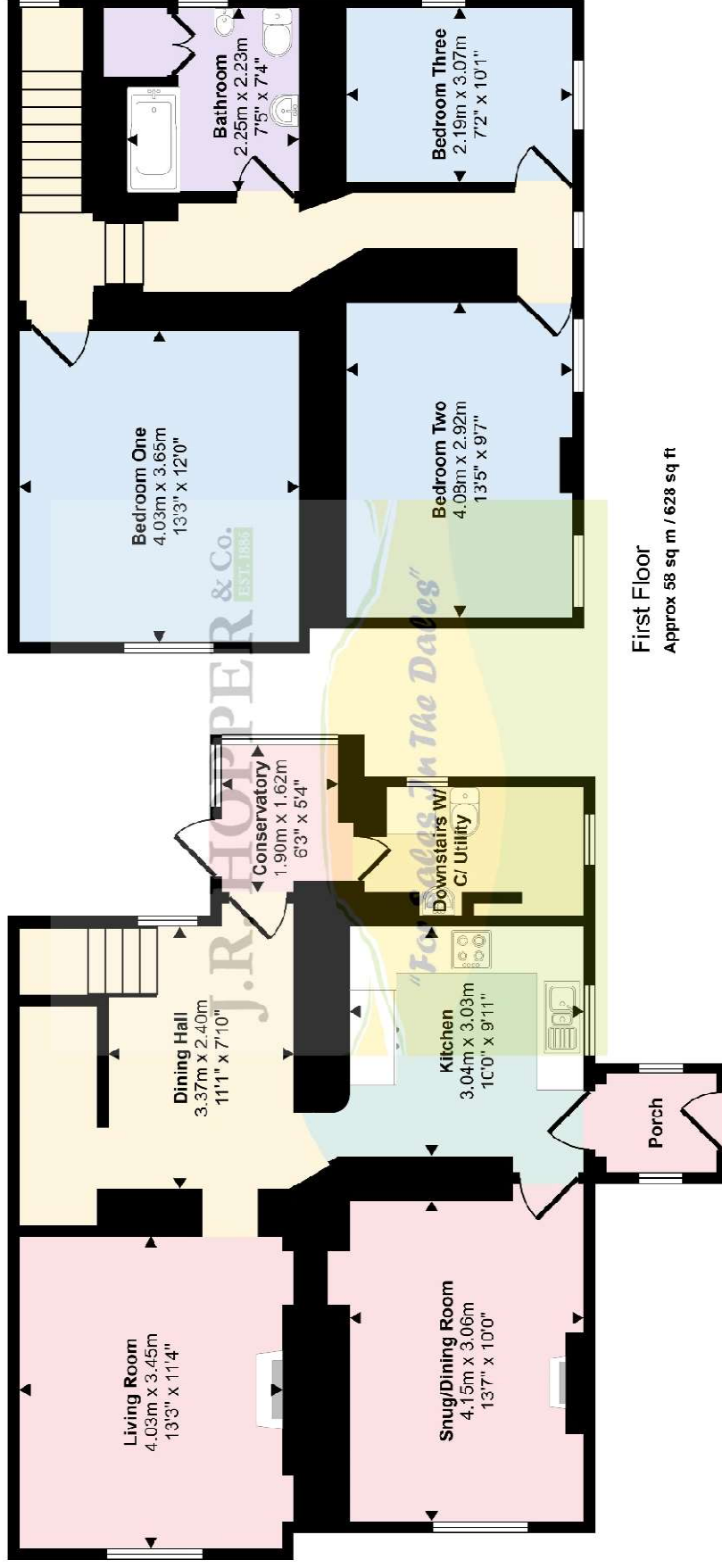
Broadband: Basic 15 Mbps. Superfast 80 Mbps.





Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
127 sq m / 1371 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft

First Floor
Approx 58 sq m / 628 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.