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"For Sales In The Dales"



Sybills Cottage, The Wynd

- Traditional Dales Cottage
- Quiet Location
- 2 Bedrooms
- Bathroom
- Dining Kitchen
- Sitting Room With Open Fire
- Cottage Style Garden To The Front
- Rear Patio & Parking
- Currently Running As A Successful Holiday Let

Postcode: **DL8 3SD**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **D**

Local & Planning Authority:
North Yorkshire County Council

Guide Price: £200,000 - £250,000



Sybills Cottage is a traditional Dales Cottage set in a quiet location within the village of Gayle.

The cottage is situated on a quiet lane known as 'The Wynd' at the top of Gayle, just a stone's throw from the Beck. Hawes, just a 5 minute walk, has an excellent range of shops, restaurants, tearooms and pubs. There is an active community with a primary school, Church, bank and doctors surgery. There is still a weekly outdoor market, making it a popular destination for tourists and locals alike. There are great walks and wonderful views to be enjoyed from all around.



Sybills Cottage has been renovated retaining the original character features including, stone staircase, sash windows and exposed beams and timbers. The cottage has been running successfully as a holiday let for the past 14 years. This could easily continue by the new owners.

On the ground floor is a good size sitting room with open fire which leads through to a study/ ready area and a well fitted dining kitchen to the rear. Upstairs are two bedrooms, one large double and a large single/ small double and the house bathroom.



Outside, to the front is a small South facing cottage style garden enclosed by wrought iron railings. To the rear is a stone flagged patio and gravel drive.

This is an ideal holiday, retirement or investment property.

Ground Floor

Sitting Room Tiled flooring with underfloor heating. Ceiling downlights. TV and telephone point. Stone fireplace with open fire. Stone staircase. Front door. Sash window to the front.



Office Ideal study space. Tiled flooring with underfloor heating. Ceiling downlights.

Dining Kitchen Tiled flooring with underfloor heating. Excellent range of wall and base units with granite work surfaces. Stainless steel sink unit. Integrated fridge, electric oven, hob, and extractor fan. Stainless steel heated towel rail. Built-in bench seating. Shelved alcove. Two windows and door to the rear.



First Floor

Landing Stone staircase. Wooden flooring.

Bedroom 1 Large double bedroom. High ceiling. Wooden flooring. Feature alcove. Sash window to the front.

Bedroom 2 Rear single bedroom. Wooden flooring. Exposed beams. Sash window to the rear.

Bathroom Tiled flooring. Partially tiled walls. Bath with shower over. Wash basin. WC. Stainless steel heated towel rail. Ceiling downlights. Extractor fan. Cupboard with plumbing for washing machine and tumble dryer. Sash window to the rear.

Outside

Front To the front is a small South facing cottage style garden enclosed by wrought iron railings.

Rear To the rear is a stone flagged patio and gravel drive. External oil fired central heating boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





Approx Gross Internal Area
64 sq m / 684 sq ft



Ground Floor
Approx 33 sq m / 356 sq ft

First Floor
Approx 30 sq m / 328 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.

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.