

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. EST. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Walpardoe, Anvil, Reeth

- Charming Period Cottage
- Sought After Village Location
- 3 Bedrooms
- Living Room
- Dining Room & Study
- Kitchen
- Electric Heating & Double Glazing
- Enclosed Rear Yard
- Lovely Views Over Rooftops
- On Street Parking

Postcode: **DL11 6TE**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **G**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £280,000 - £300,000



Walpardoe is a charming traditional stone-built cottage in the sought after village of Reeth.

Reeth is an excellent base for the Dales and has a good range of pubs, shops, restaurants, school, and medical facilities, and a weekly market. There are lovely views and walks from the doorstep and Reeth has good access to the local Towns of Richmond and Leyburn and upper Swaledale.

The property does require modernisation. You enter the property via the entrance porch which leads though into the living room, light and airy dining room, study and kitchen. On the first floor there are 2 large double bedrooms, one with ensuite facilities, a single bedroom and family bathroom.

Outside to the front there is a cobbled seating area and space for plant pots. There is also potentially space to park a small car, although there is plenty of safe on street parking in the village. To the rear there is a private enclosed suntrap yard with a wooden shed. There is also a further storage shed connected to the outhouse.

Walpardoe would make an ideal family, active retirement or investment property.



Ground Floor

Entrance Porch Tiled floor. Window and door to living room. Front door.

Living Room Fitted carpet. Ceiling beams. Electric heater. Stone fireplace with open fire. Feature alcove shelf. Window to front.

Dining Room Fitted carpet. Coved ceiling. Electric heater. Feature alcove shelf. Window to front and window to side.

Study Fitted carpet. Window to rear.

Hall Fitted carpet. Understairs cupboard.

Kitchen Vinyl flooring. Wall and base units. Serving hatch. Stainless steel sink and drainer. Ceiling beams. Space for gas cooker. Plumbing for washing machine. Window to rear yard. Door to rear porch.



Rear Porch Lean-to wooden porch with stone flagged floor.

First Floor

Stairs & Landing Fitted carpet. Ceiling beam. Window on half stairs overlooking rear.



Bedroom 1 Fitted carpet. Electric heater. Built in wardrobes, cupboards and drawers. Loft access. Washbasin, toilet and shower cubicle. Window to front with pleasant views.

Bedroom 2 Fitted carpet. Electric heater. Feature alcoves. Washbasin. Window to front with pleasant views.

Bedroom 3 Fitted carpet. Sloped ceiling with beams. Storage cupboard. Washbasin. Window to rear.

Bathroom Fitted carpet. Electric heater. Bath with shower over. Washbasin in vanity unit. WC. Airing cupboard. Velux window.

Outside

Front Cobbled area. Space for plant pots and bench. Potential to park a small car.

Rear Enclosed rear yard. Storage sheds and outhouse with WC. Low maintenance suntrap flagged patio. Rear access to village via the back of the ice cream parlour.

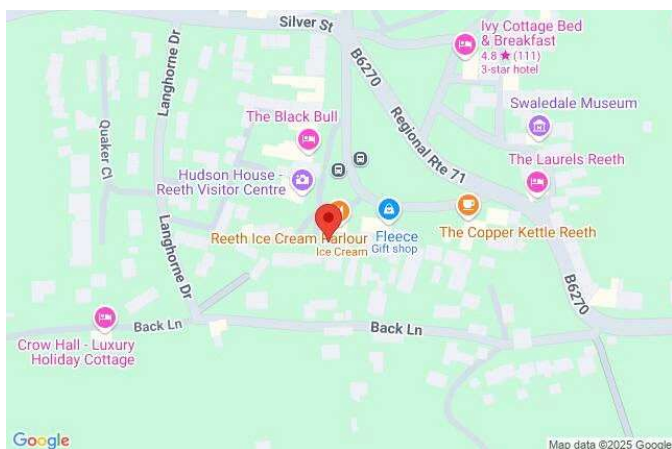
Services No history of flooding.

Mains electric, water and drainage.

Broadband:

Basic 17 Mbps

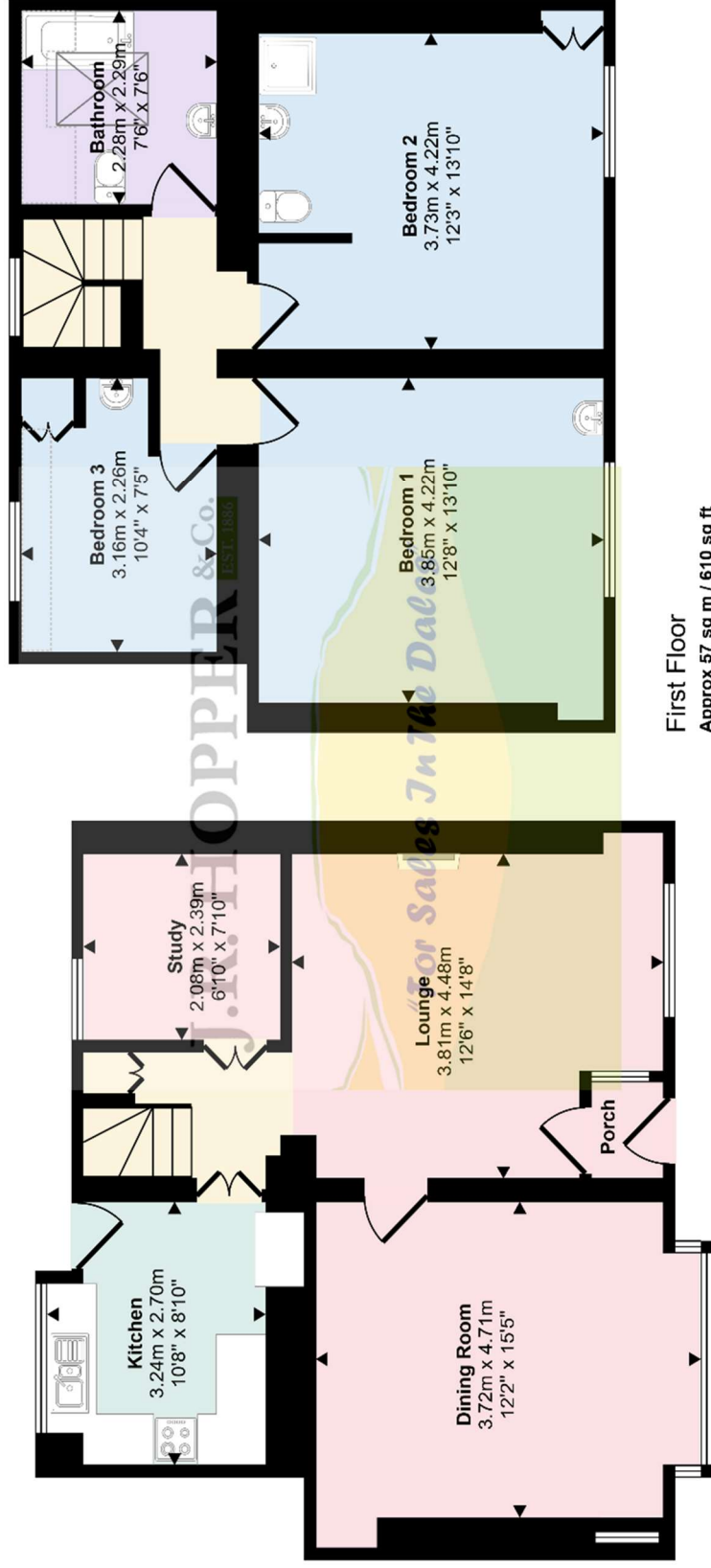
Superfast 80 Mbps



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
116 sq m / 1250 sq ft



Ground Floor
Approx 59 sq m / 640 sq ft

First Floor
Approx 57 sq m / 610 sq ft

Denotes head height below 1.5m

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.