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"For Sales In The Dales"



Wayside Farm, Muker

- Semi Detached Cottage
- Located in Beautiful Village
- 3 Double Bedrooms
- Family Bathroom & 2 Ensuites
- Large Bespoke Kitchen
- Electric Hot Water & Central Heating System
- Lovingly Renovated Throughout
- Successful Holiday Let
- Ideal for Investment Property Or Bolt Hole

Postcode: **DL11 6QG**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **E**

Local & Planning Authority:
North Yorkshire Council

Guide Price: £300,000 - £350,000



Wayside Farm is a delightful 3 double bedroom cottage, located in the pretty village of Muker.

The village is one of the most sought-after villages in Swaledale, being full of character and history. It is located on the Coast-to-Coast route with a good community spirit. It has a village shop & tearoom, the famous Swaledale Wool Shop, and good traditional pub.

Wayside Farm is an immaculate stone-built cottage. The property consists of a large bespoke kitchen diner, large lounge, 3 double bedrooms, house bathroom and 2 Ensuite shower rooms. It benefits from an electric fired hot water, central heating system. Externally there is a small yard to the rear and a handy store.

The property is currently run as a successful holiday let. This is the perfect cottage for a lock up and leave second home or as a successful holiday let.

Don't miss out on the chance to make this charming house your own. Contact us today to arrange a viewing and experience the beauty of this village property firsthand.

Ground Floor

Kitchen Dining Room Engineered oak flooring. Bespoke fitted kitchen with a good range of wall and base units. Breakfast bar. Villeroy & Bosh ceramic sink. Integrated washer/dryer, dishwasher, fridge freezer, electric double oven and ceramic hob with hood. Pantry cupboard. Multi fuel stove. 2 Radiators. Windows to the front and rear. Doors to the front and rear.

Lounge Large open lounge. Engineered oak flooring. Multi fuel stove. TV point. Staircase. Under stairs cupboard. 3 Radiators. Windows to the front and rear.

First Floor

Landing Fitted carpet. Loft hatch to boarded loft with power and light. Window to the side.

Bathroom Modern bathroom suite. Vinyl flooring. Bath with shower over. Hand basin. WC. Airing cupboard with the modern electric boiler and hot water tank. Alcove. Window to the rear.

Bedroom 1 Large double bedroom. Fitted carpet. Radiator. Window to the front with lovely views over the river swale and to fields beyond.

Ensuite Bathroom Modern ensuite shower room. Vinyl flooring. WC. Hand basin. Shower cubicle with rainfall shower. Heated towel rail and extractor fan.

Bedroom 2 Large double bedroom. Fitted carpet. Radiator. Loft access to boarded loft with power and light. Window to the front with lovely views over the river swale and to fields beyond.

Ensuite Bathroom Modern ensuite shower room. Vinyl flooring. WC. Hand basin. Shower cubicle with rainfall shower. Heated towel rail and extractor fan.

Bedroom 3 Small double bedroom. Fitted carpet. Radiator. TV point. Window to the rear.

Outside

Rear Small yard. Stone store with UPVC door. Stone steps up to public path.

Front To the front of the property the current vendors have a bench and some flowerpots.

Agent Notes All contents available by separate negotiation.

Flood Risk
Low | No history of flooding

Broadband
Basic 7 Mbps | Superfast 80 Mbps

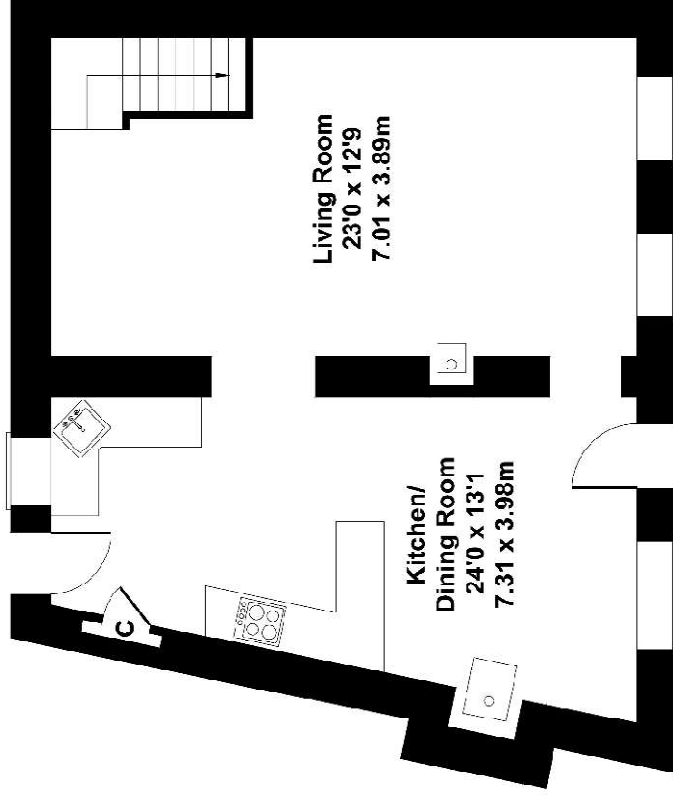


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

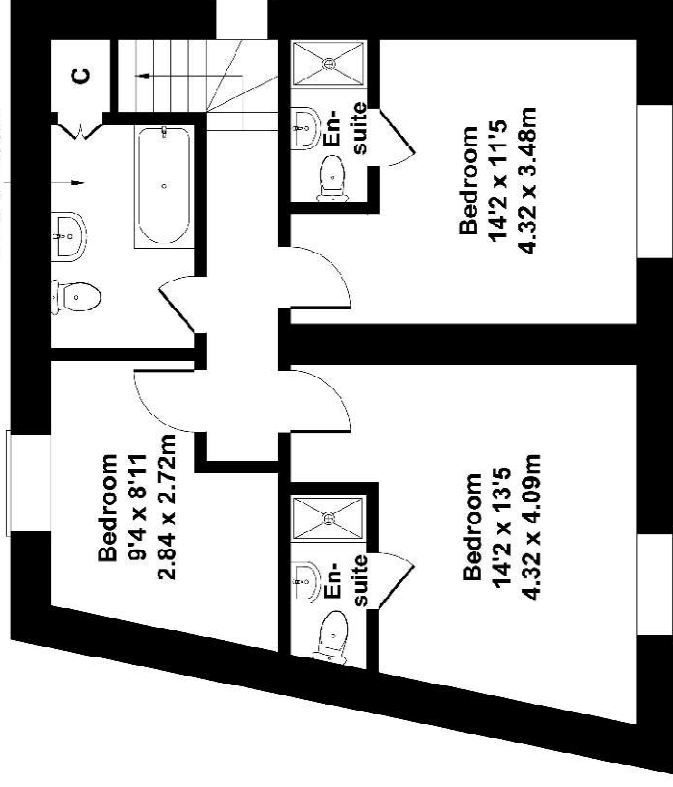


Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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.

Wayside Farm, Muker



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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