



DALES COTTAGE

Appersett, Hawes, North Yorkshire DL8 3LN



GSC GRAYS

PROPERTY • ESTATES • LAND

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Dales Cottage, tucked away in the heart of the Yorkshire Dales National Park, is beautifully maintained and offers comfortable living accommodation which is well-presented and neutrally-decorated throughout.

The property benefits from an array of character features including exposed beams, substantial multi-fuel stove, alcoves, latch doors and exposed stone walls, as well as more modern improvements such as double glazed cottage windows, a recently-installed central heating system and a refurbished kitchen.

Externally, there is a private parking space and a low-maintenance, open seating area.



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Situation and Amenities

Just under a mile from the market town of Hawes, the village of Appersett is located in the heart of the Yorkshire Dales National Park in Upper Wensleydale. Hawes is a highly-desirable location, the town centre boasts independent shops, pubs, cafes, butchers, a primary school, church, medical facilities, hairdressers and a petrol station. There are plenty of walking and cycling routes for the outdoor enthusiast whilst, for those wishing to visit attractions, the Aysgarth Falls, White Scar Caves and the Ribbleshead Viaduct are in relatively close proximity. Further tourist attractions include the Wensleydale Creamery and Dales Countryside Museum.

The market town also benefits from a primary school and is situated approximately 16 miles from Leyburn and Kirby Stephen which also have secondary schools. Private education is situated at Sedbergh, also approximately 16 miles away.

Accommodation Comprises:

The entrance hall has a staircase to the first floor with an under-stairs storage cupboard and a door leading into the dual aspect living room. This open-plan space has seating and dining areas and a log-burning stove. From here, there is access through to the recently-refurbished, dual aspect kitchen with integrated dishwasher and cooker as well as space for free-standing white goods.

To the first floor, there are latch doors leading to the two double bedrooms, with lovely views to the second bedroom and also the house bathroom, which has a substantial, walk-in airing cupboard and a white suite comprising a panelled bath, w.c and wash hand basin.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Services and Other Information

The property is served by oil fired central heating. Mains electric, water and drainage connected. We understand the property benefits from a right of access over the shared lane, to the parking space and property.

Local Authority

North Yorkshire Council.

The property is currently being run as a holiday let and as such is exempt from Council Tax.

Particulars and Photographs

Particulars prepared February 2024.

Photographs taken February 2024.

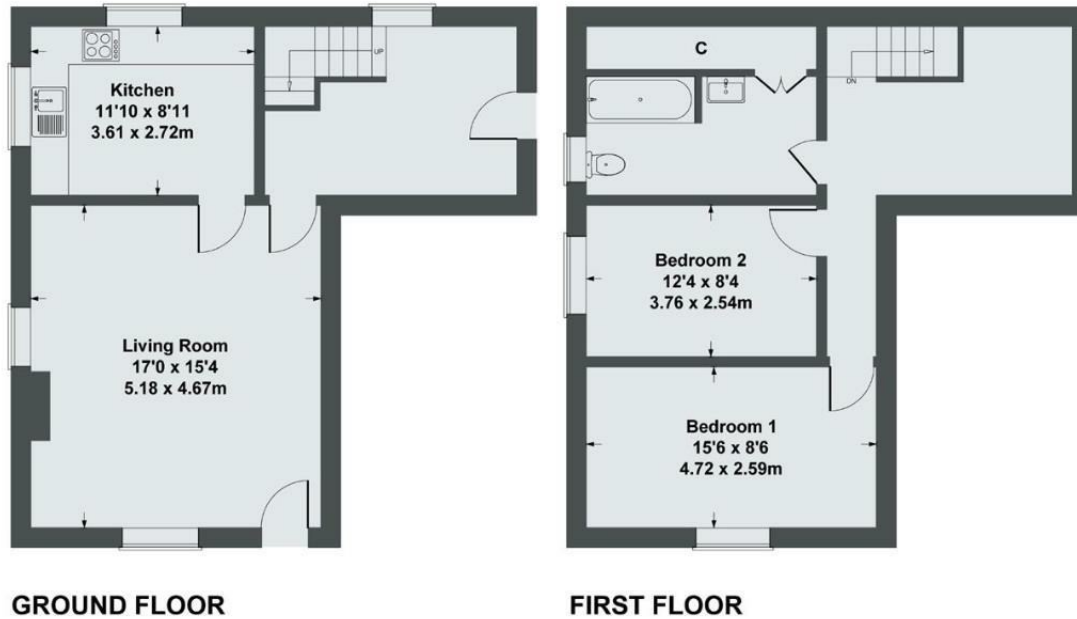
Externally

The property is approached by a shared lane providing access to the car parking space and the open seating area to the rear.



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Approximate Gross Internal Area
992 sq ft - 92 sq m



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.

Produced by Potterplans Ltd. 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.