



THE BAULKS

THWAITE, SWALEDALE, DL11 6DR

£183,000
FREEHOLD

A Well Presented Detached Barn Conversion within the heart of Upper Swaledale with this picturesque village. First Floor Living Room/Kitchen, 2 Bedrooms, Shower Room/WC, Integral Store, LPG Gas Fired Central Heating, Double Glazing. Council Tax band C. EER F29. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

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• DETACHED • 2 BEDROOMS • WELL PRESENTED • LPG GAS FIRED CENTRAL HEATING • DOUBLE GLAZING • INTEGRAL STORE • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Detached Barn Conversion within the heart of Upper Swaledale with this picturesque village. First Floor Living Room/Kitchen, 2 Bedrooms, Shower Room/WC, Integral Store, LPG Gas Fired Central Heating, Double Glazing. Council Tax band C. EER F29. NO ONWARD CHAIN.

LIVING ROOM/KITCHEN

Open beamed ceiling with halogens spotlights, 2 radiators, tiled surrounds, single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, 4 ring ceramic hob, microwave space, opening and wiring for single oven, wall mounted WORCESTER calor gas combi boiler, fridge space, wall lights, electric meter cupboard, stairs leading down to Inner Hall. Upvc double glazed windows to rear. Timber framed double glazed window to front. Timber entrance door with single glazed panel.

INNER HALL

Wash hand basin with mirror above and light, radiator. Staircase leading up to Living Room/Kitchen. Sliding door to Shower Room. Door to Bedroom 2. Doorway to Bedroom 1.

BEDROOM 1

Wall lights, heated towel ladder, pine boarded floor, wardrobe with curtain and rail. Timber framed windows to front. Doorway to Inner Hall.

BEDROOM 2

Radiator. Upvc double glazed window to rear. Door to Inner Hall.

SHOWER ROOM/WC

Tiled shower cubicle with curtain and rail, wc, extractor fan, radiator. Sliding door to Inner Hall.

OUTSIDE

Stone steps with canopy over entrance door to Living Room/Kitchen, outside courtesy lights.

Integral store with double timber doors to the rear.

Understairs storage cupboard with room for 4 x 47kg propane gas bottles

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 222885.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18692990

Particulars Prepared – April 2025.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

THE BAULKS



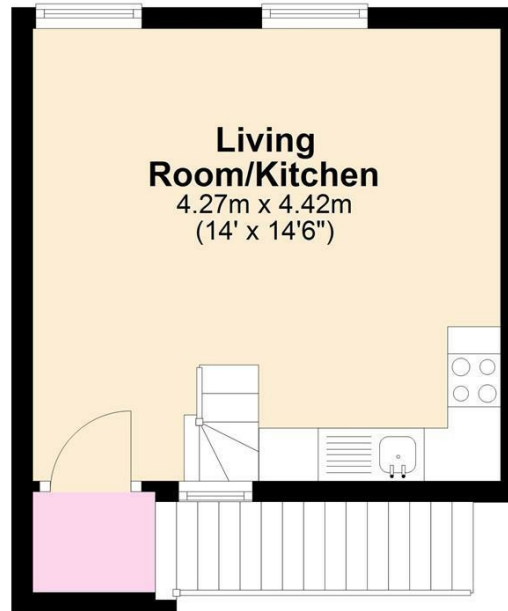
Ground Floor

Approx. 20.0 sq. metres (215.5 sq. feet)



First Floor

Approx. 20.1 sq. metres (216.0 sq. feet)



Total area: approx. 40.1 sq. metres (431.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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