



SCHOOL HOUSE

GUNNERSIDE, SWALEDALE, DL11 6LD

£495,000
FREEHOLD

A High Quality Detached Grade II Listed Cottage of great character set within the heart of picturesque Swaledale, having an established holiday let history. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, 5 Double Bedrooms, 2 En-Suites, House Bathroom/WC, House Shower Room/WC, Off Street Parking, South Facing Garden, Oil Fired Central Heating. Rateable Value £5,500. EER F25. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

SCHOOL HOUSE

- 5 DOUBLE BEDROOMS • DETACHED • HIGH QUALITY • CHARACTER • 2 ENSUITES, HOUSE BATHROOM AND HOUSE SHOWER ROOM • SOUTH FACING GARDEN • PARKING • OIL CENTRAL HEATING



DESCRIPTION

A High Quality Detached Grade II Listed Cottage of great character set within the heart of picturesque Swaledale, having an established holiday let history. Entrance Hall, Lounge, Sitting Room, Kitchen/Dining Room, Utility Room, 5 Double Bedrooms, 2 En-Suites, House Bathroom/WC, House Shower Room/WC, Off Street Parking, South Facing Garden, Oil Fired Central Heating. Rateable Value £5,500. EER F25. NO ONWARD CHAIN.

ENTRANCE HALL

Feature natural stone wall, radiator, electric meter cupboard, staircase to first floor with sash window. Door to Rear Garden. Doors to Sitting Room, Bedroom 5 and House Shower Room/WC.

LOUNGE

Inset cast iron stove with stone hearth, radiator. Sash window to rear. Stone steps to Kitchen/Dining Room and Sitting Room.

SITTING ROOM

Beamed ceiling, inset cast iron stove with oak beam above, stone flagged floor, telephone point, vertical radiator. Sash window to front with secondary glazing. External door to front. Doors to Entrance Hall and Lounge.

KITCHEN/DINING ROOM

Ceiling beams and LED spotlighting, ceramic one and a half bowl sink unit with mixer tap, oak work tops, cream cupboards and drawers, feature stone Inglenook with oil fired RAYBURN (which also provides the central heating), feature original bread oven, built in dishwasher, electric cooker point, radiator, stone flagged floor, wall niche, staircase up to Bedroom 1. Windows to rear and side. Door to Rear Garden. Doorways to Lounge and Utility Room.

UTILITY ROOM

Feature natural stone walls and stone shelving, stone flagged floor, fridge/freezer space, plumbing for washing machine, tumble dryer space, ceiling LED spotlights, airing cupboard with insulated hot water cylinder. Window to front. Doorway to Kitchen/Dining Room.

BEDROOM 5

Feature natural stone wall with recess, beamed ceiling, radiator. Sash window to rear. Door to Entrance Hall.

HOUSE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback and mirror, tiled shower cubicle with curved glass doors, extractor fan, wc, radiator,

ceiling LED spotlights, ceramic tiled floor. Windows to front and side. Door to Entrance Hall.

BEDROOM 1

Accessed from the Kitchen/Dining Room stairs

Open beamed ceiling, feature natural stone wall, radiator, two ceiling fan lights, steps up to hatch which leads into Bedroom 4. Stairs down to Kitchen/Dining Room. Sliding door to En-Suite Bathroom/WC. Windows to rear.

EN-SUITE BATHROOM/WC

Feature natural stone walls, sloping ceiling with beams, pedestal wash hand basin, wall mirror, corner bath with shower attachment over, wc, radiator, ceiling LED spotlights, wood effect laminate floor. Window to front. Sliding door to Bedroom 1.

LANDING

Accessed from the Entrance Hall's stairs

Loft hatch. Sash window to stairwell. Doors to Bedrooms 2, 3, and 4 and House Bathroom/WC.

BEDROOM 2

Varnished pine boarded floor, wardrobe recess, radiator. Sash window to front. Doors to En-Suite Shower Room/WC and Landing.

EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback, electric shaver point, shower cubicle with aqua board panelling and folding glass door, extractor fan, wc, ceiling LED spotlights. Door to Bedroom 2.

BEDROOM 3

Feature natural stone wall with recess, varnished pine boarded floor, radiator. Sash window to rear. Door to Landing.

BEDROOM 4

Radiator, hatch which leads into Bedroom 1. Sash window to rear. Door to Landing.

HOUSE BATHROOM/WC

Pedestal wash hand basin, electric shaver point, freestanding roll top bath with mixer tap and head and hose attachment, tiled corner shower cubicle with glass doors, extractor fan, wc, radiator, tile effect laminate floor. Window to side. Door to Landing.

OUTSIDE

South Facing Rear Garden

Enclosed by stone walls and comprising lawn, flower beds, stone flags, cold water tap, plastic storage bunker, block paved parking space, plastic oil tank 1000 litre capacity. The title includes the tarmacadam area to the side and rear of the property over which neighbouring properties have permission to access.

SERVICES

Mains electricity, water and drainage.

GRADE II LISTED

House and cottage. House: early C19. Coursed stone, stone slate roof. 2 first floor windows. Central doorway with ashlar surround, round-arched head with keystone and voussoirs, quoined jambs, and 4-panel door below plain fanlight. Sash windows below weather courses. Shaped kneelers, ashlar copings, end stacks. Cottage adjoining on left: late C17. Rubble, stone slate roof. 2 storeys. On each floor, a 2-light window with flush mullion. Chamfered surround to doorway on right, board door. Left end stack. House of school master of the Methodist School which was built nearby in 1855 and burnt down in 1963.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 310835.

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 – 18709724

Particulars Prepared – May 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.

SCHOOL HOUSE





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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

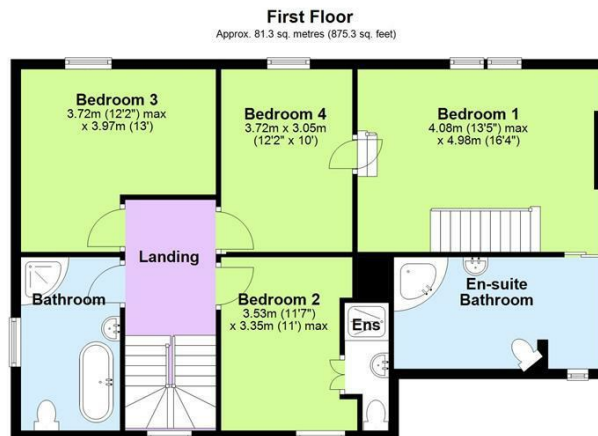
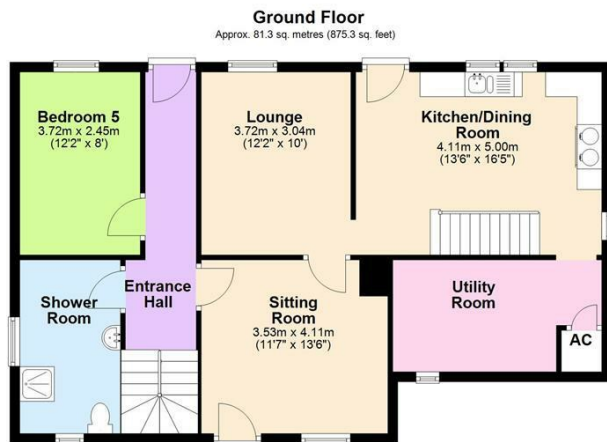
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 1750.00 sq ft

Tenure – Freehold





Total area: approx. 162.6 sq. metres (1750.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	25	
(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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NORMAN F.BROWN

Est. 1967