



SMARBER COTTAGE

BLADES, LOW ROW, SWALEDALE, DL11 6PX

£395,000
FREEHOLD

With stunning views over Swaledale this Spacious Detached Cottage offers Immaculate Accommodation in a most tranquil setting. Entrance Porch, Lounge, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Bathroom/WC, Outside Store, Private South Facing Garden, Night Storage Heating, Double Glazing. Council Tax Band D. EER E40. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

SMARBER COTTAGE

• STUNNING VIEWS OVER
SWALEDALE • MOST TRANQUIL
SETTING • 3

BEDROOMS • IMMACULATE • NIGHT
STORAGE HEATING • DOUBLE
GLAZING • NO ONWARD CHAIN



DESCRIPTION

With stunning views over Swaledale this Spacious Detached Cottage offers Immaculate Accommodation in a most tranquil setting. Entrance Porch, Lounge, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Bathroom/WC, Outside Store, Private South Facing Garden, Night Storage Heating, Double Glazing. Council Tax Band D. EER E40. NO ONWARD CHAIN.

ENTRANCE PORCH

Stone flagged floor, electric meter cupboard, oak boarded ceiling with LED light, electric meter cupboard. Double glazed sash window to side with stone sill. External door to front. Part glazed door to Sitting Room with stone lintel.

SITTING ROOM

Beamed ceiling with halogen spotlights, feature stone surround fireplace with cast iron stove, stone hearth and oak mantle, recessed shelving, wall lights, oak boarded floor, night storage heater. Double glazed sash window to front. Double glazed window to rear. Part glazed door to Entrance Porch. Doors to Lounge and Stairwell.

LOUNGE

Beamed ceiling with halogen spotlights, wall lights, oak boarded floor, cast iron stove with feature stone surrounds and stone hearth, recessed stone shelving, built in storage cupboard, night storage heater. Double glazed sash window to front. Doors to Sitting Room and Kitchen/Dining Room.

KITCHEN/DINING ROOM

Tiled surrounds, twin ceramic sink unit with mixer tap, polished granite work tops, cream cupboards and drawers with chrome handles, sage green cupboards with chrome handles, electric AGA with 4 ovens and 6 ring ceramic hob, extractor hood above with halogens, cupboards containing washing machine, dishwasher and fridge freezer, beamed ceiling with halogen spotlights, ceramic tiled floor,

concealed night storage heater. Double glazed sash window to rear. Door to Lounge. External stable door to front with small single glazed panel.

LANDING

Night storage heater, loft hatch. Doors to Bedrooms and Bathroom.

BEDROOM 1

Bedside wall lights, fitted triple wardrobe, concealed night storage heater, feature cast iron fire surround with stone hearth. Double glazed sash window to front with window seat. Door to Landing.

BEDROOM 2

Bedside wall lights, concealed night storage heater, fitted double wardrobe. Double glazed sash window to front. Door to Landing.

BEDROOM 3

Night storage heater, loft hatch. Double glazed sash windows to front and side. Door to Landing.

BATHROOM/WC

Fully tiled walls, wash hand basin with mixer tap, large wall mirror, panelled bath with mixer tap and shower over and glass screen, wc, ceiling halogens, oak boarded ceiling, electric heated towel rail, oak boarded floor. Double glazed window to side. Door to Landing.

OUTSIDE

Private South Facing Front Garden enclosed by stone walls and with stunning views over Swaledale, comprising a large sheltered stone flagged patio, well stocked flower beds, log store, outside courtesy light, small attached store 6'0" x 3'0" (1.83m x 0.91m).

SERVICES

Mains electricity and water. Newly installed septic tank.

DIRECTIONS

The property is reached from the main road in Low Row by way of a steep tarmacadam road with harpin turns and which for the last third of a mile is a rough concrete/grass track. It is around one mile in total from the main road.

The what3words.com reference is embraced.lively.fatherly

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 191985.

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 – 18684532

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.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

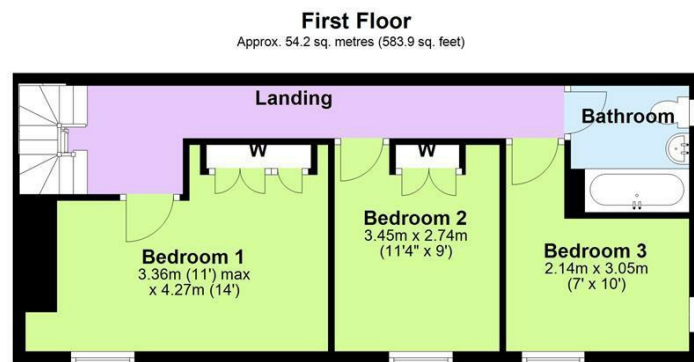
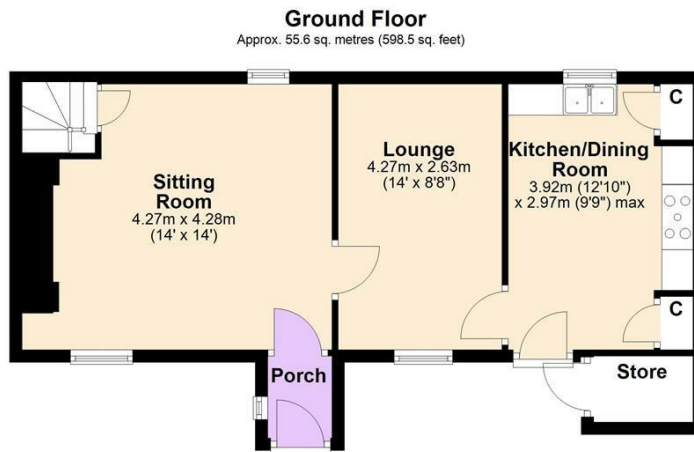
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1138.00 sq ft

Tenure – Freehold





Total area: approx. 109.8 sq. metres (1182.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(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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Est. 1967