



Wellbeck, Reeth, Richmond

Offers in the Region of £275,000

Sitting in a private position, a short walk into the centre of this highly regarded and very popular Upper Dales Village, Wellbeck is a generous two bedroomed Grade II Listed period cottage offering well planned living spaces with the benefit of a private garden. To the ground floor there is a living room, a dining room, a dining kitchen and a cloakroom, with the first floor having two double bedrooms with views of Fremington Edge and a bathroom. Externally there is a parking area and a garden. With scope for general updating, it offers excellent potential and is being offered CHAIN FREE.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

Accessed through a timber panelled door and having inset entrance matting and stairs to the first floor.

Living Room:

With a beamed ceiling, an electric heater, a storage cupboard and a sliding sash window to the front with original shutters.



Dining Room:

A large room, with ample space for dining and having a beamed ceiling, a large multi fuel stove set into a fireplace, an electric heater and windows to the front and side of the property.



Dining Kitchen:

With space for informal dining, the kitchen is fitted with a range of base units with complimenting countertops. There is an electric cooker point, an electric heater, plumbing for a washing machine and a window to the rear of the property.



Rear Lobby:

With a stable style door to the rear of the property.

Cloakroom:

Having a WC, a wash hand basin and a window.

Utility Cupboard:

With plumbing for a washing machine.

Bedroom:

A large double bedroom with exposed beams, a built in wardrobe, a storage cupboard and a sliding sash window to the front of the property with a view of Fremington Edge.



Bedroom:

A double bedroom with an exposed beam, a built in wardrobe, an electric heater, loft access and a sliding sash window to the front with a view of Fremington Edge.



Bathroom:

Fitted with a suite that comprises a bath with a Mira electric shower, a WC and a wash hand basin. There is an electric heater and a window.



The **Ensuite** has a large shower enclosure, a WC and a wash hand basin. There is useful eaves and loft storage.



External

Wellbeck sits in a private position behind a lawned garden with mature planting and screening.

To the front there is a parking area with steps up to the property.

A side gate leads to a path that gives direct access to the centre of Reeth.



Additional Information

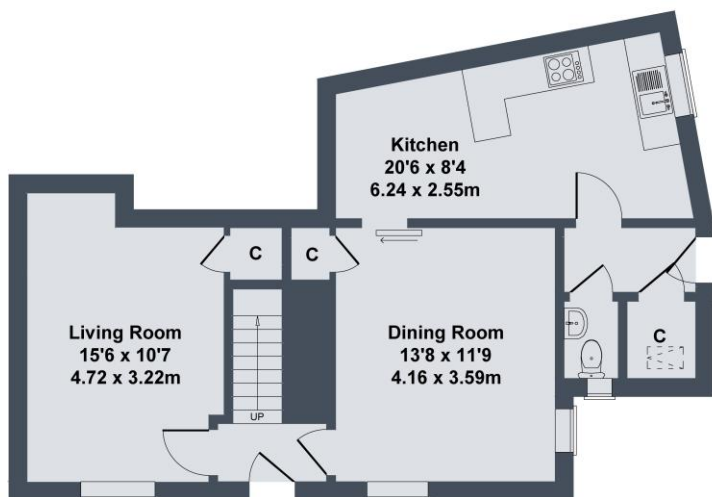
The postcode is DL11 6TJ and the Council Tax Band is E.

The property is Grade II Listed.

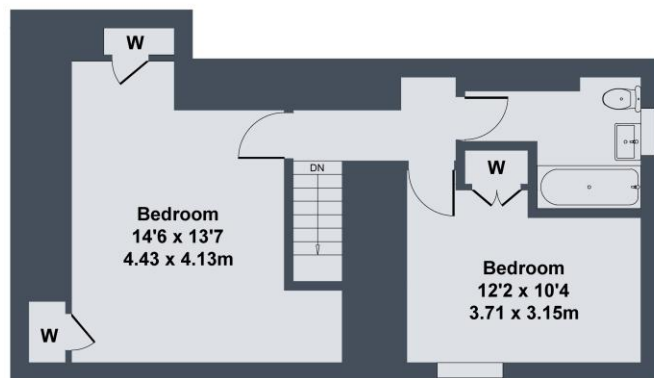
The property has a flying freehold to the rear.



Wellbeck, Reeth, Richmond, DL11 6TJ



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.

Produced by Potterplans Ltd. 2024