

# Glencroft East, Healaugh



## Glencroft East, Healaugh

Offers in The Region of £415,000

Located on the edge of this popular Dales Village, Glencroft East is a generous stone built semi detached character cottage which benefits from stunning views across Swaledale to Fremington Edge. The well planned living spaces comprise a country kitchen, a living room with an impressive open fireplace, a South facing garden room and a boot room, with the upper floors comprising four bedrooms, including an ensuite bedroom and a family bathroom. Externally, there is a paved patio area which is perfect for enjoying the far reaching views, beyond this is a gravelled area with a timber shed and a stone built store. An internal viewing is strongly advised to appreciate the quality of the property on offer.



### **Entrance Porch:**

The welcoming entrance porch features stone flagged flooring and leads to the large downstairs hallway. The oil fired central heating boiler is located here.

### **Kitchen:**

Fitted with a range of high quality wall and base units with complimenting countertops, integrated appliances and a Rangemaster dual fuel range cooker. The kitchen is dual aspect, flooded with light and has ample space for a dining table.

### **Living Room:**

A perfect space for relaxing, with beamed ceilings and an impressive open fireplace with two surrounds and exposed stone.

Double doors lead to the garden room.

### **Garden Room:**

The spacious South facing garden room benefits from underfloor heating and looks out onto the rear garden through French doors.

### **Boot Room:**

The boot room can be access from the rear of the property, which makes it useful for taking off coats and shoes straight from enjoying the outdoors. Including a WC and a wash hand basin.

### **Bedroom:**

The principle bedroom is a double and is located at the rear of the property, enjoying outstanding views over to Harkerside and the site of Maiden Castle. With the addition of a feature fireplace, adding character.

### **Bedroom:**

A double bedroom featuring a window overlooking Swaledale, towards Calver Hill and Fremington Edge.

### **Bedroom:**

A double bedroom with a window providing views of Swaledale.

### **Family Bathroom:**

Fully tiled and comprising a bath with shower over, wc and a wash hand basin. The eaves provide a large amount of storage space.

### **Second Floor:**

Comprising a large double bedroom with Velux windows, and a separate wc with a wash hand basin.



### External:

The garden room doors lead to a South facing patio area, perfect for enjoying the sun all day.

Beyond the patio is a lawned area which overlooks the unspoiled countryside, with a wider gravelled section with a timber shed and a stone built store.

### Additional Information

The postcode is DL11 6UA and the Council Tax Band is D.

The property has the benefit of oil fired central heating, the electricity, drainage and water and all mains.

The solar panels are 10 years old and are owned outright, they provide income through a Feed Tariff scheme. Further details are available upon request.

### Healaugh

Healaugh is popular Village, positioned in the heart of the Yorkshire Dales National Park, located a short drive from the market town of Reeth, where there are a range of amenities and facilities including shops, pubs, a Doctors surgery and a Primary School.

Reeth- 1 mile

Leyburn- 9 miles

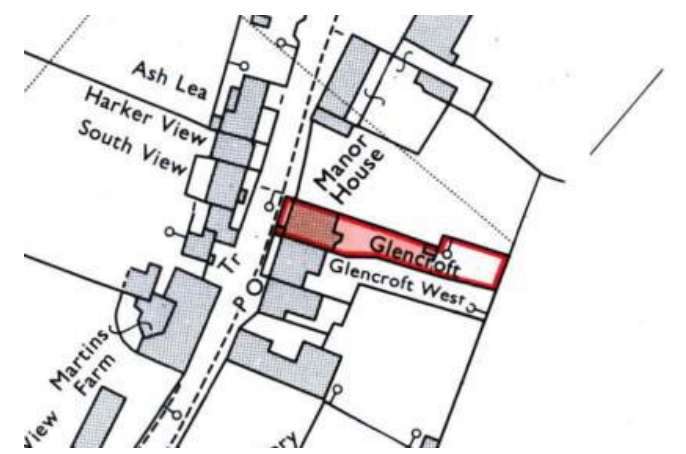
Richmond- 13 miles

Hawes- 13 miles

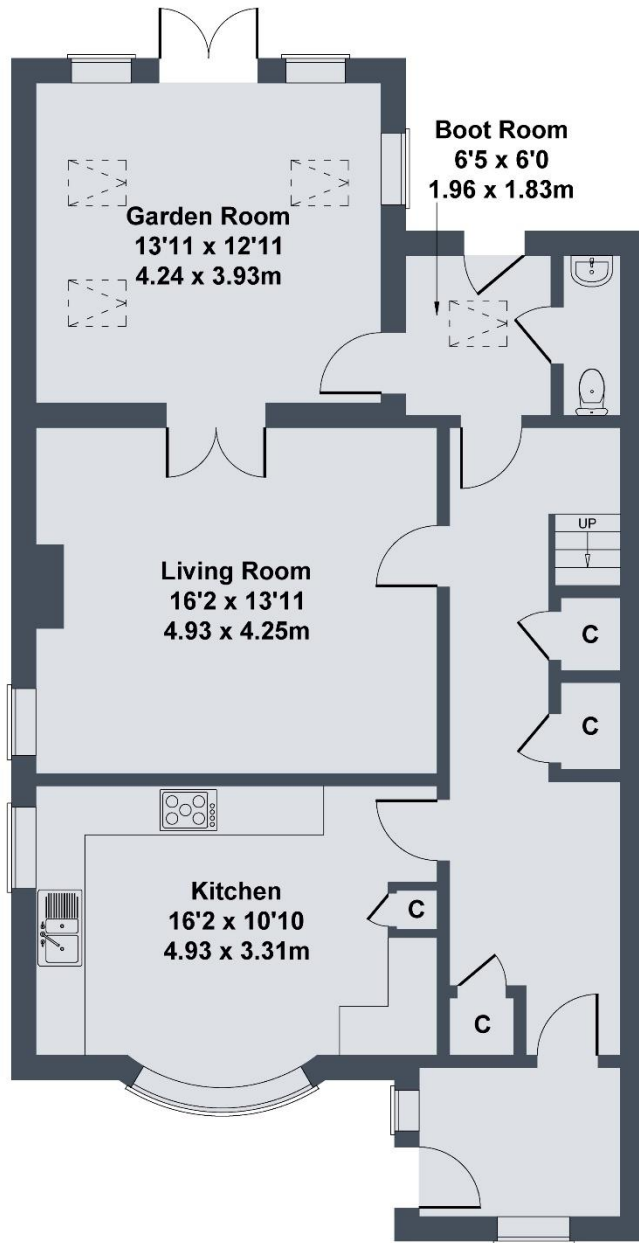
Northallerton- 28 miles

Leeds Bradford & Newcastle Airports- 90 minute drive

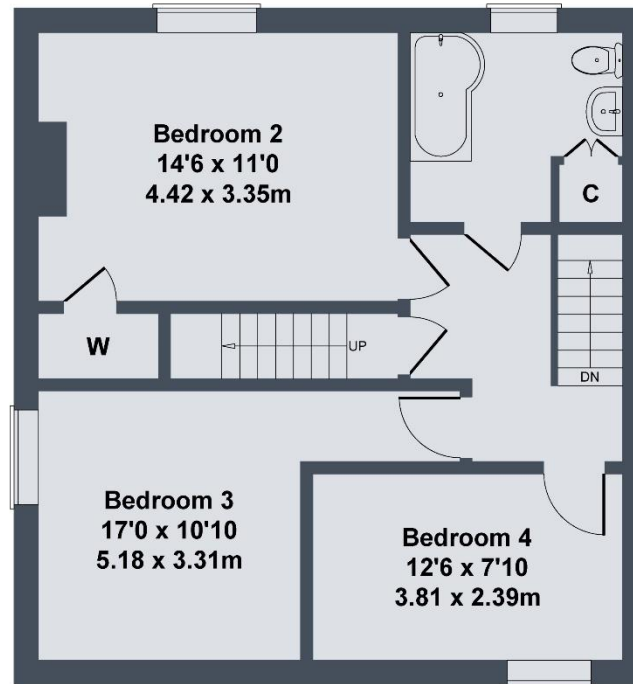




# Glencroft East, Healaugh, DL11 6UA



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND 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.