



Harker View Cottage, Reeth

Offers in the Region of £290,000

Located a stones throw from the centre of this highly regarded and very popular Upper Dales village, this immaculately presented three bedroomed cottage is beautifully presented throughout and offers very generous living spaces that will appeal to a range of buyers. To the ground floor there is a living room with a log burning stove, a shower room, a utility room and a large dining kitchen. The first floor features three double bedrooms and a modern bathroom. Externally there is a patio seating area and useful stone stores. Being offered CHAIN FREE, an early inspection is strongly advised!

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Entrance Hall:

The welcoming hallway provides ample space for kicking off your walking boots and has an electric heater and stairs to the first floor.

Living Room:

A lovely room set around the impressive fireplace which has a marble surround and a log burning stove. There is a TV point, an electric heater and a upvc double glazed window.



Dining Kitchen:

With ample space for family dining, the kitchen is fitted with a generous range of wall and base units with complimenting countertops.



Integrated into the units are an electric hob and oven with an extractor over. There is an electric heater and a upvc double glazed window.



Utility Room:

With a range of fitted units, plumbing for a washing machine and dishwasher, space for a fridge freezer and a door out to the patio.

Shower Room:

Fitted with a corner shower enclosure with a Mira electric shower, a WC and a wash hand basin. There is a heated towel rail. A upvc double glazed window and a useful under stairs cupboard.



First Floor Landing:

The galleried landing has loft access, an electric heater and a tall upvc double glazed window with a view of Fremington Edge.

Bedroom:

A double bedroom with an original fireplace, an electric heater and a upvc double glazed window with a view of Fremington Edge.



Bedroom:

A double bedroom with an original fireplace with decorative tiled detailing, an electric heater and a upvc double glazed window.



Bedroom:

A double bedroom with an electric heater and a upvc double glazed window.



Bathroom:

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a heated towel rail and a upvc double glazed window.



External

To the rear of the cottage there is a patio seating area and through a gate there is a useful stone store and timber store. The store has power connected. There is a path to the rear that gives access to the main road.



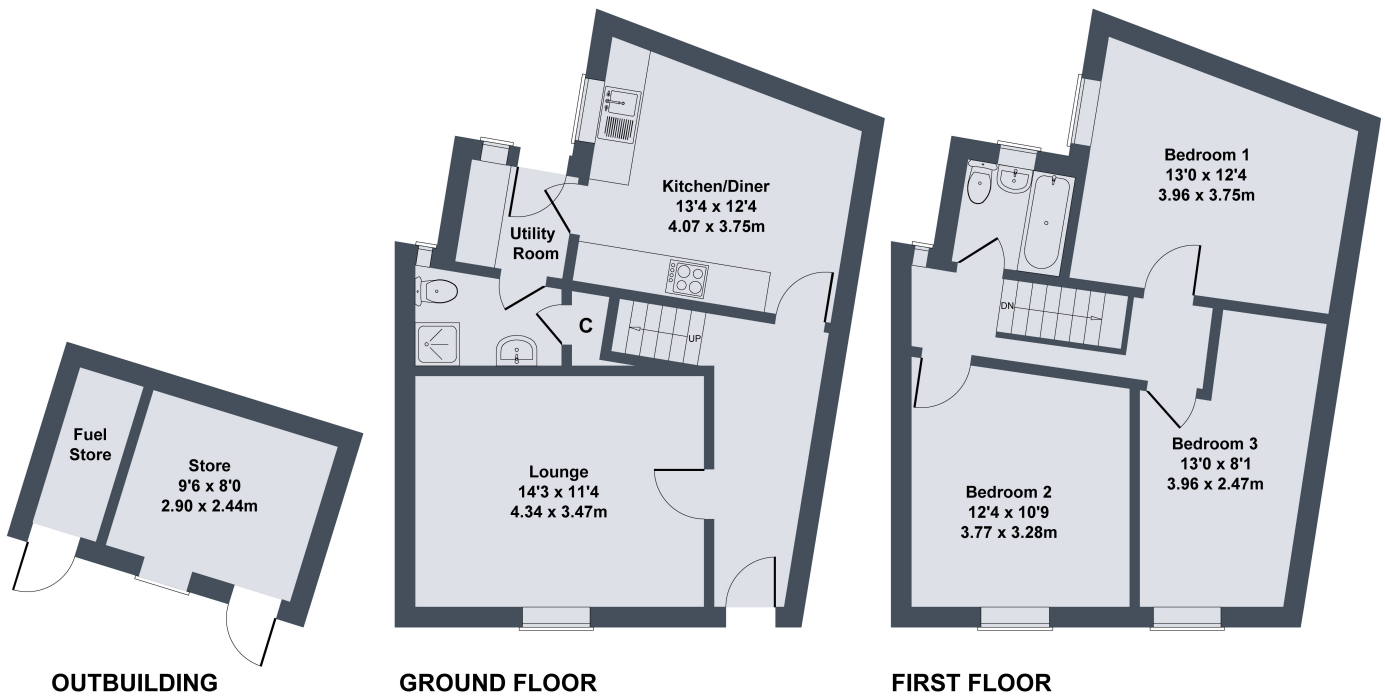
Additional Information

The postcode is DL11 6TW.

The property is currently a successful holiday cottage.



Harker View Cottage



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. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.