



“Heatherdale”, Back Lane, Reeth

Offers in the region of £459,950

Conveniently positioned a short walk into the center of the very popular Upper Dales village of Reeth, Heatherdale is a substantial stone built property providing generous, light filled living spaces that are complimented with South West facing gardens, a garage, parking and views of Harkerside and Fremington Edge. To the ground floor there is a dual aspect living room with a log burning stove, a large dining room, a dining kitchen and a cloakroom, with the first floor having three double bedrooms, one of which has an ensuite shower room, and a house bathroom. Externally there are generous gardens, a garage and a parking space. An early inspection is strongly recommended!

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Entrance Lobby:

Accessed from Back Lane via a timber door, the lobby has a tiled floor, a radiator and a door to the garden. Steps lead down to the Breakfast Kitchen.

Dining Kitchen:

6.24m x 2.57m

Providing ample space for informal dining, the generous kitchen is fitted with a range of cream units completed by laminate worksurfaces. Integrated into the units are an electric hob and oven and a sink.



There is plumbing for a dishwasher, space for a fridge freezer, a radiator and exposed ceiling beams. Overlooking the garden are two double glazed windows which flood the room with sunlight and a half glazed door gives access to the rear garden. A pair of doors open into the dining room.



Dining Room:

5.65m x 3.38m

A large dining room which retains a character feel with timber parquet flooring, exposed beams and a multi fuel stove set into the fireplace. There are two useful storage cupboards, and three double glazed windows overlooking the garden.



Living Room:

5.49m x 3.77m

A light filled, dual aspect room which has two windows to the side of the property and a set of patio doors that open onto the garden. There is a TV aerial point, a radiator and a multi fuel stove set into the fireplace.



Utility:

1.64m x 1.19m

With plumbing for a washing machine, a WC, a wash hand basin and a double glazed window.

First Floor Landing.

With a double glazed window.

Bedroom 1:

4.87m x 3.86m

A large double bedroom which has three double glazed windows providing views of Fremington Edge and Harkerside. There is a range of fitted wardrobes and a radiator.



Bathroom:

2.74m x 2.51m

Fitted with a panelled bath with an electric shower over, a WC and a wash hand basin. There is an airing cupboard, a radiator and a double glazed window with views.

Bedroom 2:

4.34m x 2.77m

A double bedroom with a radiator and a double glazed window having views of Harkerside.



Ensuite Shower Room:

3.11m x 1.64m

Fitted with a shower cubicle with Mira shower, a WC and a wash hand basin. There is also a window and a heated towel rail.

Bedroom 3:

3.32m x 2.78m

With radiator and a double glazed window to the rear with views of Harkerside.

External

Heatherdale benefits from generous gardens that run to the rear and side of the property and enjoy the sun throughout the day. The rear garden is mainly lawned with mature hedging and planting.

To the side there is a wild garden where the owner has obtained planning permission for a timber building that would be ideal as a summerhouse or home office.



The **Garage** (5.96m x 3.50mm) has an up and over door and there is parking for one car to the front.

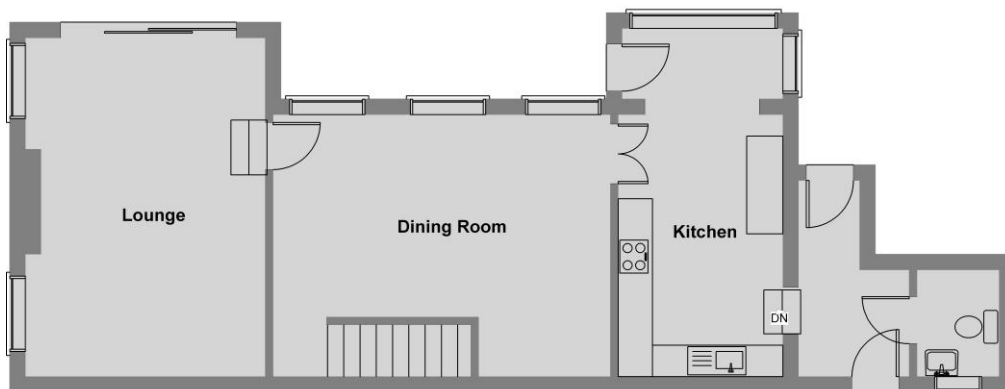
Additional Information

The postcode is DL11 6TQ and the Council Tax Band is F.

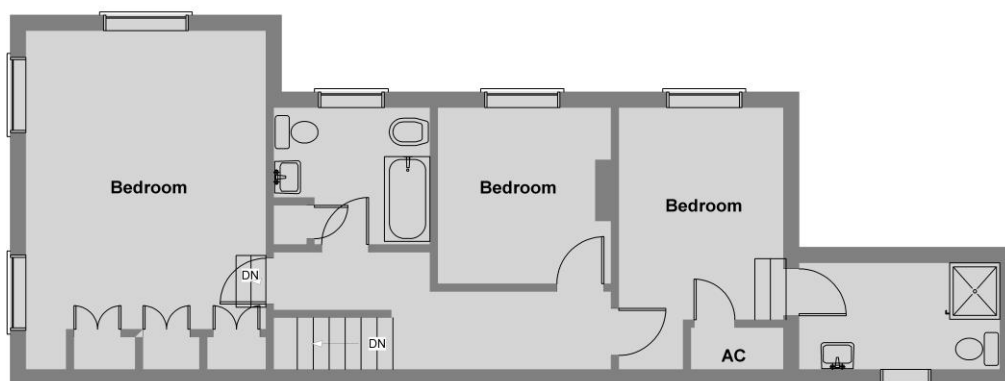
The property has an electric central heating system and photo voltaic solar panels to the roof.



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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.

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