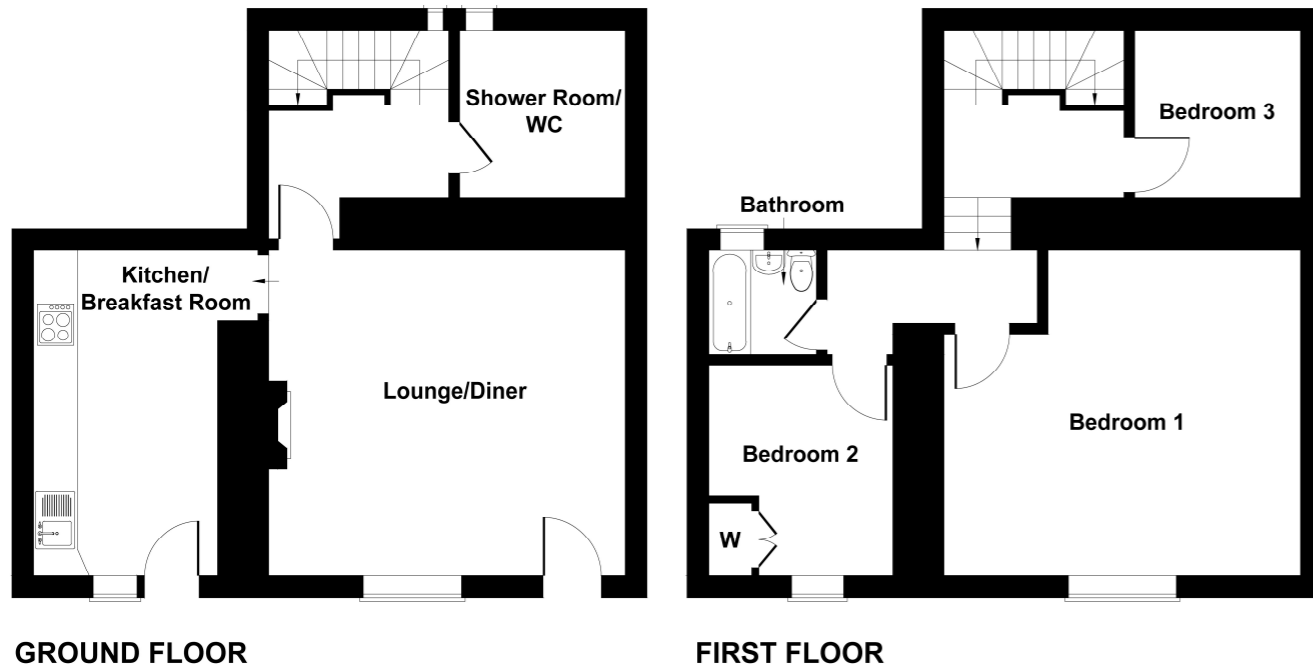


Briar Mede, Gunnerside



Not to Scale. Produced by The Plan Portal 2021
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Beautifully finished, a substantial stone-built cottage property of great character retaining fine original features, beamed ceilings and natural stonework, providing good-size, three-bedroom accommodation with large living room, useful workshop/store and walled gardens commanding stunning views over the Dale.

LIVING ROOM – KITCHEN/BREAKFAST ROOM – INNER HALL – SHOWER ROOM/WC – 3 BEDROOMS – BATHROOM/WC – WORKSHOP/STORE - GARDENS

OIL CENTRAL HEATING

DOUBLE GLAZING

OFFERS OVER £340,000

Briar Mede, Gunnerside, Swaledale, DL11 6LA

The accommodation extends to.....

LIVING ROOM:

(16' x 14'1") Having glazed entrance door, a spacious living room and **dining area**, with beamed and boarded ceiling, original minster-style fireplace with inset cast-iron stove, window to the front, radiators and oak flooring.



KITCHEN/BREAKFAST ROOM:

(8'1" x 15'3" max.) Fitted with range of cottage-style units in light finish with worksurfaces, tiled surrounds, sink unit, oven, hob and extractor, ample power points, plumbing points, **breakfast area**, beamed and boarded ceiling, radiators, tiled flooring and glazed door to the front.



INNER HALL:

With original stone staircase, cloaks area and window to the rear.

SHOWER ROOM/WC:

(7' x 7'2") Having walk-in tiled shower area with recessed stone shelving, wash-hand basin, WC, heated towel rail, tiled surrounds and flooring, built-in cupboard and plumbing points.



LANDING:

To the main bedrooms.

BEDROOM 1:

(15'5" min. x 14'4") A substantial double bedroom with open views over the Dale, radiators, alcove shelving and stripped wood floor.



BEDROOM 2:

(9'3" x 8'7") Again to the front of the property with built-in cupboard, radiator and original stripped wood flooring.



BEDROOM 3:

(7'8" x 7'3") A good-size single bedroom to the rear with double-glazed roof light, radiator and again stripped wood flooring.



BATHROOM/WC:

(5'3" x 6'6") Having pine panelled bath with shower above, wash-hand basin, WC, tiled surrounds, radiator and stripped wood flooring.



WORKSHOP/STORE:

(11'10" x 14'4") An original stone-built storeroom with light, power points, oil storage tank and rear door to....

GARDENS:

Good-size private, walled gardens with fine views over the Dale, well-stocked raised borders with shrubs and conifers, lawned areas, stone-flagged pathways, steps and **garden store**.



Front forecourt terrace, south-facing with raised border and wrought-iron gate. Stone-flagged and cobbled pathway to the side.



COUNCIL TAX BAND: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		