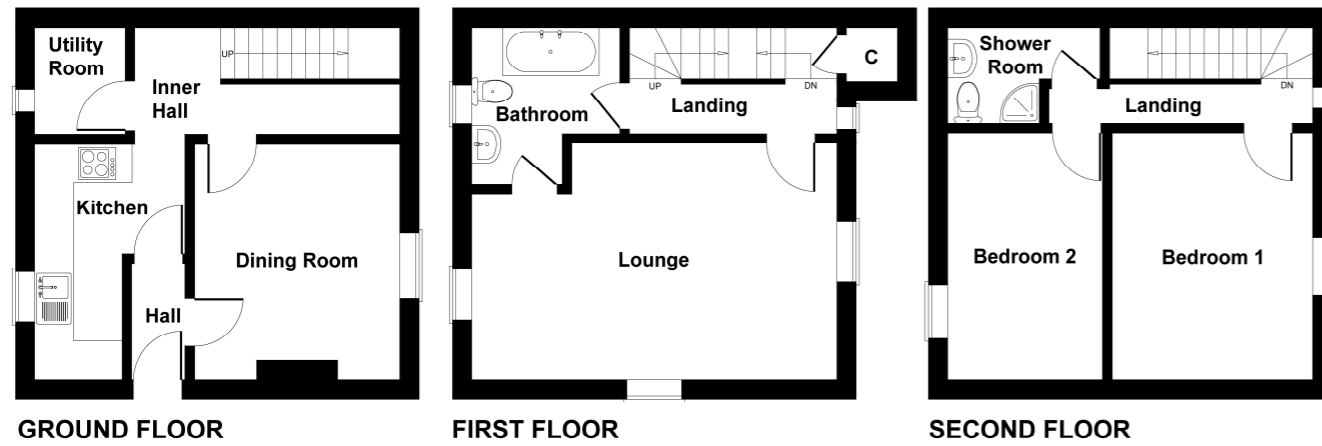


8 Silver Street, Reeth, DL11 6SP



**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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Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

L019 Ravensworth 01670 713330

**LEA COTTAGE**  
**8 SILVER STREET, REETH**



A substantial Grade II listed period cottage property in the heart of the village, offering generous two bedroom accommodation on three floors with superb first floor living room, retaining original features with quality modern fittings and finishes.

Sensibly priced, viewing is strongly recommended.

**ENTRANCE HALL – DINING ROOM – KITCHEN – INNER HALL – UTILITY – LANDING – LIVING ROOM – BATHROOM/WC – 2 BEDROOMS – SHOWER ROOM/WC**

**ELECTRIC HEATING**

**OFFERS OVER £200,000**

# “Lea Cottage”, 8 Silver Street, Reeth, DL11 6SP

The accommodation is briefly as follows.....

## ENTRANCE HALL:

An open hallway with glazed panelled entrance door.

## DINING ROOM:

(10'4" x 12'11" max.) Providing a separate dining room or additional living room as required with window to the side.



## KITCHEN:

(11'10" x 7'9") Fitted with range of quality modern units with granite effect worksurfaces, sink unit, built-in 'Zanussi' oven and microwave, hob and extractor and laminate flooring.



## INNER HALL:

With stone staircase to the first floor and understairs cupboard.

## UTILITY:

A useful utility area with plumbing points, central heating boiler and window to the side.

## LANDING:

An open landing area with window to the side and staircase to the upper floor.

## LIVING ROOM:

(18'11" x 12') A spacious first floor living room enjoying good natural light with windows to all sides, original feature fireplace recesses with inset cast iron multi fuel stove.



## BATHROOM/WC:

Having quality modern fittings of "roll top" bath with shower attachment, wash-hand basin, WC and window to the side.



## UPPER FLOOR LANDING:

To the main bedrooms.

## BEDROOM 1:

(12'7" x 10'8" ) With feature original beams and window to the side.



## BEDROOM 2:

(12'7" x 7'11" ) Again with feature beams and window to the side.



## SHOWER ROOM/WC:

Again having quality modern fittings of corner shower cubicle, wash-hand basin and WC.



## Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains water and electricity.
- **Broadband & Mobile:** Mobile coverage at the property via Sky Mobile. Please check the Ofcom website for other mobile and broadband suppliers available.
- **Council Tax Band:** C
- **EPC Rating:** F
- **Heating:** Electric Heating & Multi-Fuel Stove
- **Note:** There is a small "flying freehold" area within the first floor landing cupboard.
- **Note:** The property is Grade II Listed.
- **Note:** On-street parking nearby