

## **BURNSIDE REETH**



In a quiet courtyard setting close to the village green, a substantial period three-bedroom property of character and high standard with superb open-plan family dining kitchen, extensive garden room and mature terrace gardens commanding stunning elevated views over the Dale.

Early viewing is strongly recommended.

**HALL – KITCHEN/BREAKFAST ROOM – INNER HALL – SITTING ROOM – GARDEN ROOM - UTILITY – WC/CLOAKS – COLD STORE – 3 BEDROOMS – BATHROOM – SEPARATE WC – EN-SUITE SHOWER ROOM/WC – GARDENS – SHARED COURTYARD**

**OIL CENTRAL HEATING**

**DOUBLE GLAZING**

**Price: £475,000**



The property extends to.....

**HALL:**

(8'4" x 12'4") A good size reception hall with ornate double-glazed entrance door.

**KITCHEN/BREAKFAST ROOM:**

(24'1" max. x 12'1" av.) An extensive open-plan kitchen having full range of units in light finish with hardwood worksurfaces, built-in ovens, microwave, hob and extractor, opening to **dining area** with window to the front.



**INNER HALL:**

(26'7" x 5'5") A substantial open hallway area with staircase to the first floor and glazed door to the rear.



**SITTING ROOM:**

(15'1" x 9'7") Having feature brick-surround fireplace with inset cast-iron stove, a comfortable living room with window to the side and glazed doors opening to....



# Burnside, Reeth, Nr. Richmond, DL11 6SG

## **GARDEN ROOM:**

(11'7" x 24' av.) Enjoying superb open views, a substantial family garden room, fully double-glazed and opening to the gardens.



## **BEDROOM 1:**

(12'11" x 9'11") Enjoying open panoramic views, a good size bedroom with quality built-in wardrobes, linen cupboard and....



## **EN-SUITE SHOWER ROOM/WC:**

Tiled and having shower cubicle, WC, wash-hand basin and heated towel rail.

## **BEDROOM 2:**

(11'10" x 12'11") Again of good size and with stunning views to the side.



## **UTILITY:**

(25'7" x 7'10" av.) Providing a useful utility area with range of units, worksurfaces, tiled surrounds, plumbing points, airing cupboard, log/coal store and steps up to the kitchen.

## **WC/CLOAKS:**

## **COLD STORE:**

(6'7" x 5'11") With cold shelf and built-in shelving.

## **LANDING:**

An open through landing area with window to the side.

## **BEDROOM 3:**

(7'6" x 9'8") A further bedroom again with fine views to the side.

## **BATHROOM:**

(6'4" x 6'8") Fully tiled and having panelled bath, wash-hand basin and shower cubicle.

## **SEPARATE WC:**



### **COURTYARD:**

A secluded open shared front courtyard and parking area.

### **GARDENS:**

Substantial mature terraced gardens stretch to the rear with lawned and flagged terraces, water feature, well-stocked rockery and shrubbery borders.



### **Finer Information**

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity, water and drainage.
- **Broadband & Mobile:** Fibre 67 broadband connected at the property via BT with mobile coverage via EE. Please check the Ofcom website for other suppliers available.
- **Council Tax Band:** E
- **EPC Rating:** D
- **Heating:** Oil fired central heating & wood-burner fire.
- **Note:** Substantial conversion works have been undertaken since 2019 in accordance with relevant consents.
- **Parking:** Allocated parking space within the courtyard.
- **Note:** There is a 1/5<sup>th</sup> share of costs relating to upkeep and repairs of the courtyard.

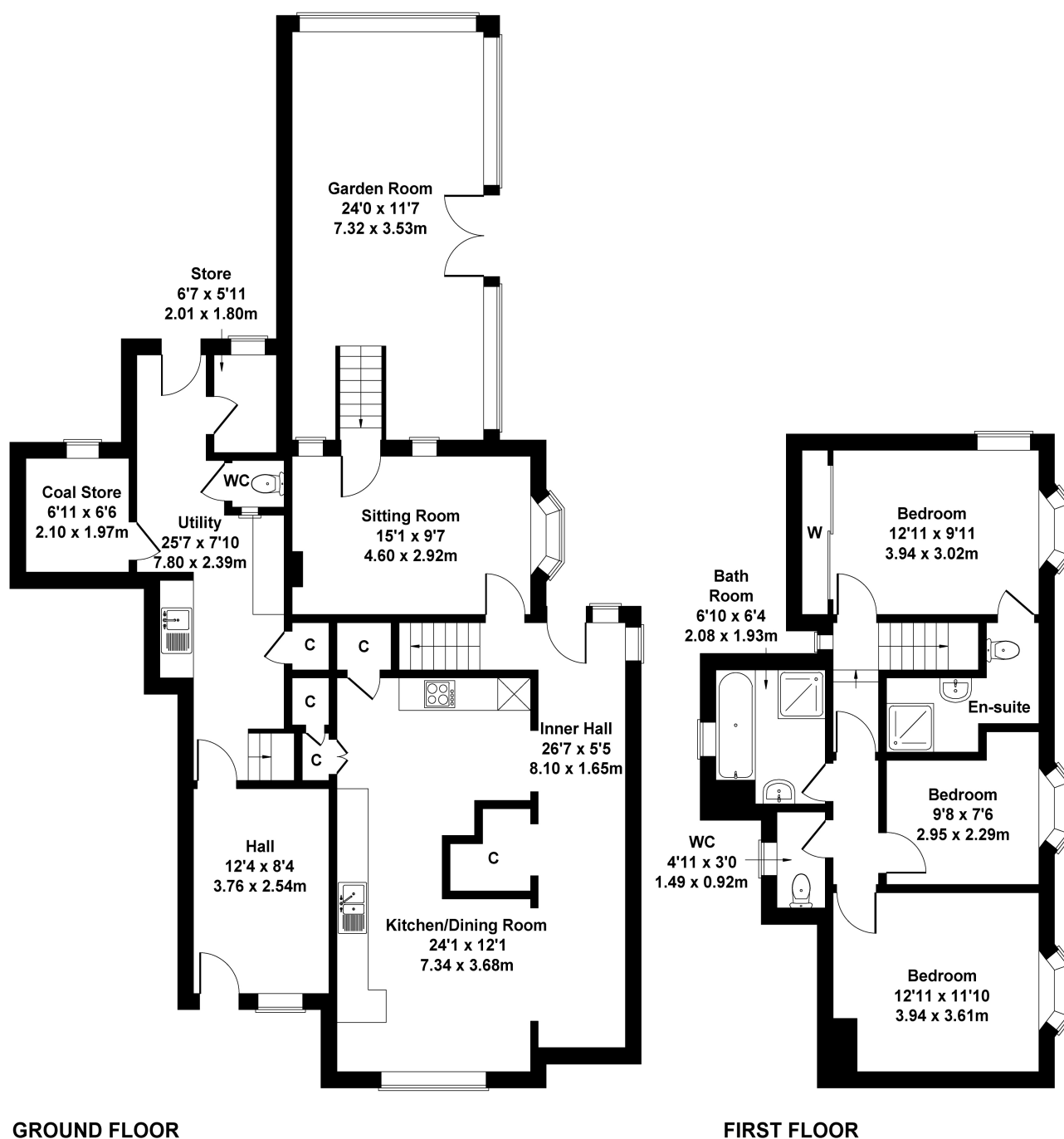








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### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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