



Located in the picturesque village of Reeth ear Richmond, North Yorkshire, this charming character cottage offers great potential, with a number of traditional features. The property comprises a living room and kitchen to the ground floor, with double bedroom and bathroom to the first floor. Stairs lead from the landing to a useful attic room. The quaint surroundings of Swaledale enhance the appeal of this cottage, offering a serene lifestyle amidst stunning natural beauty. This property is brimming with potential, allowing you to put your personal touch on it and create a truly unique home. Whether you are seeking a permanent residence or a weekend getaway, this cottage in Reeth is a wonderful opportunity not to be missed. Embrace the charm of village life while enjoying the comforts of a well-appointed home. There is also useful storage in the stone outbuilding located opposite the front door.





- Character cottage in the Swaledale village of Reeth
- Superb potential
- Useful storage in outbuilding
- Set over three floors
- Fixed staircase to attic room

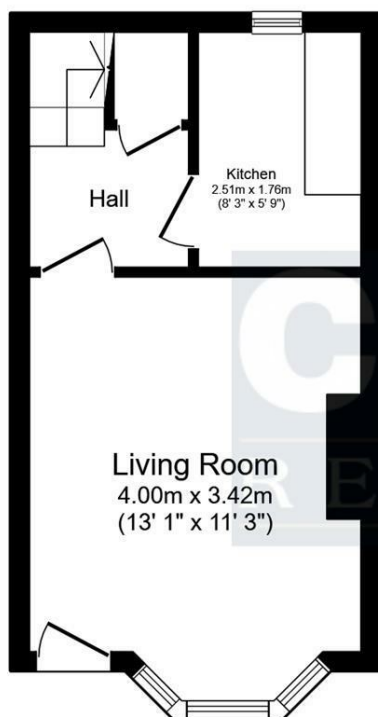
#### GENERAL INFORMATION

Tenure: Freehold

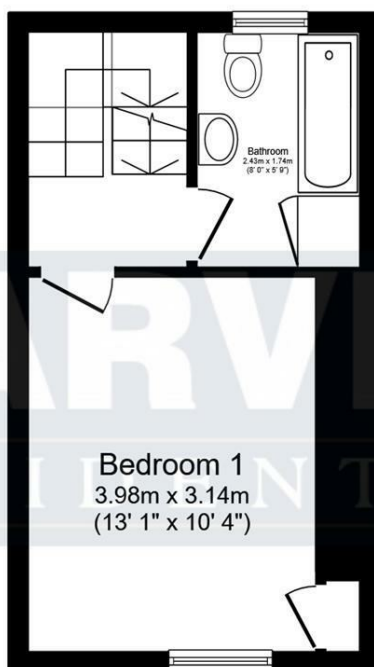
Services: mains electric, water and drainage.

Double glazing to the front aspect of the property

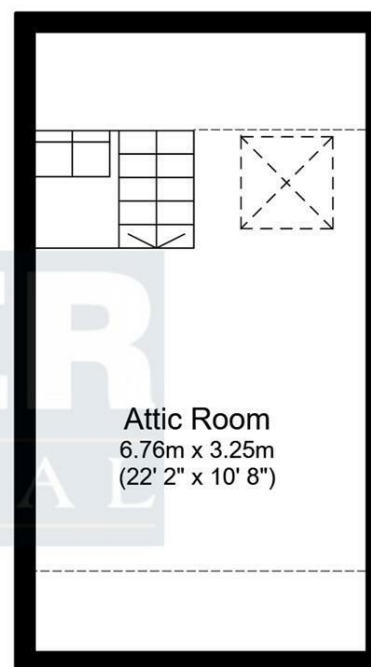
Local Authority: Richmondshire District Council (Tax Banding B)



**Ground Floor**  
Floor area 24.2 sq.m. (260 sq.ft.)



**First Floor**  
Floor area 23.4 sq.m. (252 sq.ft.)



**Second Floor**  
Floor area 23.4 sq.m. (252 sq.ft.)

**Total floor area: 70.9 sq.m. (764 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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MAB 6202



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