



## RIVERSIDE COTTAGE

LITTLE CRAKEHALL, BEDALE, DL8 1HX

**£170,000**  
**FREEHOLD**

Set in the popular village of little Crakehall in an elevated position is this cute two bedroom cottage which benefits from a quirky layout, attractive views and its own garden to the rear. The property is full of character with electric heating and double glazing and would suit a variety of lifestyles.

**NORMAN F. BROWN**

Est. 1967

# RIVERSIDE COTTAGE

- Two Bedrooms • Cute Cottage • Quirky and Characterful • Attractive Views • Lovely Garden • Elevated Position Within a Popular Village • No Onward Chain • Electric Heating & Double Glazing • Video Tour Available • Enquire Today For Your Personal Viewing



## Description

This cute stone built cottage is nicely positioned for Bedale, Richmond and Junction 51 of the A1(M) and is offered for sale with no onward chain.

The cottage opens into an entrance vestibule leading into the sitting room. The cosy sitting room has an attractive outlook over the Bedale Beck and the open fields beyond and has electric heaters and a log burning stove set into an inglenook style fireplace with a brick inner surround and stone hearth.

The kitchen has a range of base units with a work top over having a tiled splash back and a single sink with a draining board. There is a four ring halogen hob with an electric oven under and space for a washing machine and a tall fridge freezer. The kitchen also has a pantry style store cupboard and a great under stairs cupboard for further storage and a door leads out to the rear garden.

The house shower room is to the ground floor and comprises of a pedestal mounted washbasin and a shower enclosure with double sliding screen doors and an electric shower. There is also a separate W.C which has a high flush W.C and a corner sink with a water heater.

To the first floor there are two bedrooms, with bedroom one being a great double with attractive

views to the front over Bedale Beck and open fields beyond and bedroom two a smaller double or a good single bedroom with a built in airing cupboard for yet more storage.

## Outside

To the front are steps up from the street level to an attractive frontage laid with slate clippings and shrub borders with unrestricted on street parking to the front. To the rear, the garden is accessed via a yard with an external power point and stone steps up to the main garden. The main garden is laid mainly with slate for ease of maintenance with a stone circular patio for sitting out and entertaining and all enclosed by a walled and fenced boundary. There is also a storage shed, log store and an insulated shed for further storage or use as a workshop (an extension cable is easily run from the external power point at the back of the cottage to provide electricity for the sockets and lights).

## Location

Crakehall is a village which lies along the route of the A684 and is split into two parts by Bedale Beck, a tributary of the River Swale. The north-west part is known as Little Crakehall, and the south-east part as Great Crakehall. The village is approximately 2 miles (3 km) west of Bedale, which is a market town and markets have been held in the town since 1251 with

the regular Tuesday market still taking place today. The town has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Bedale has excellent road links including the new bypass, and Junction 51 of the A1M provides access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

#### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council  
Tel: (01609) 779977

Council Tax Band – B

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - Yes

Listed Building - No

#### Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Heaters and a Log Burning Stove

Water – Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Low

Has the property ever suffered a flood in the last 5 years – No

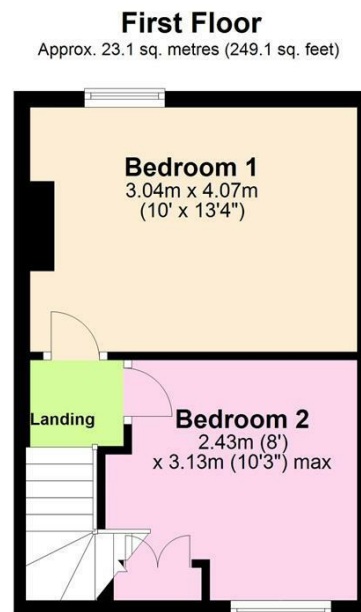
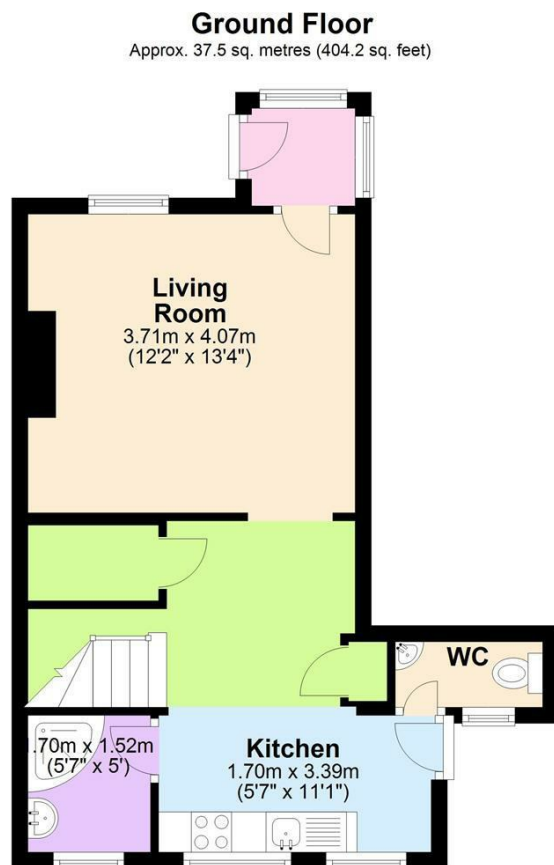
Restrictive Covenants:

There is a right of way across the rear of the terrace.

There is a further right of access for bins and fuel deliveries out to the rear onto Ashdowne.

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Total area: approx. 60.7 sq. metres (653.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>88</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | <b>30</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 |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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