5 & 6 Silver Street, Reeth, North Yorkshire, DL11 6SP

Offers over £325,000

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Great LIFE-WORK OPPORTUNITY - Central Period Property just beyond Reeth's Greens. IDEAL for 'Owner-proprietor' ARTISTS, CRAFTSPEOPLE, EPICUREANS, ATCHITECTS etc.
The accommodation includes 4 Double BEDROOMS & 2 BATHROOMS, 2 RECPTION ROOMS, KITCHEN, Back-KITCHEN & PANTRY; SHOP, Prep-ROOM & 'BAKERY' (3 Commercial Areas). Patio Garden & 3.74m x 2.71m/12'3" x 8'10" OUTBUILDING. Electric heating & open fires.
Reeth IS the heart of Swaledale - a market 'village' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, a bakers, a church, a village hall & medical centre, a hairdresser, post office AND a weekly market. STUNNING Scenery, great walks & cycling, fly fishing & a great community - VIEWING RECOMMENDED.

ENTRANCE HALL

SITTING ROOM 4.34m plus bay x 3.92m (14'2" plus bay x 12'10")
Open fire place with side nooks. Bay window to front. window onto Silver Street.

DINING ROOM (TEA ROOM) 4.37m x 2.80m (14'4" x 9'2")
Currently the tea room with a stone open fireplace, nook cupboard & window to front.

BACK-KITCHEN 3.60m x (2.81m max) 2.00m (11'9" x (9'2" max) 6'6")
Fitted floor units & sink. Staircase (No.2) to first floor with useful under-stair storage cupboard. Open to:

REAR PORCH
Door to outside.

INNER HALL 3.60m x 2.20m (11'9" x 7'2")
Staircase (No.1) to first floor with useful under-stair storage cupboard. Door to outside.

KITCHEN 3.59m x 2.68m (11'9" x 8'9")
Bay window & recessed & sink, nooks & exposed stone features.

PANTRY 2.60m x 1.04m (8'6" x 3'4")
'The old part' with stone flagged floor, stone shelves & Yorkshire sliding sash window to side.

'THE COMMERCIAL PART'

Current SHOP (AREA 1) 4.78m x 3.56m (15'8" x 11'8")
Service door & display windows to front & side onto Silver Street, built in service counter & display shelving.

PREP-ROOM (AREA 2) 3.51m x 3.37m (11'6" x 11'0")

BAKERY (AREA 3) 4.12m x (3.46m max) 2.71m (13'6" x (11'4" max) 8'10")
Complete with ovens, hot cupboard etc, stainless steel units & sink (SAV). Door to rear & Rear Porch & window to side.

Staircase No. 1 & FIRST FLOOR LANDING
An open area with recessed window to the rear.

Double BEDROOM 1. 4.34m x 4.12m (14'2" x 13'6")
Cast iron feature fireplace & recessed window to front with views over Harkerside.

Double BEDROOM 2. 4.34m x 3.97m (14'2" x 13'0")
Cast iron feature fireplace, nook cupboard & recessed window to front with views over Harkerside.

BATHROOM (1) 3.57m x 2.80m (11'8" x 9'2")
Panelled bath, washbasin & WC; built-in airing cupboard & recessed window to the rear.

Staircase No. 2 & FIRST FLOOR LANDING

Double BEDROOM 3. 4.58m x 3.58m (15'0" x 11'8")
Recessed window to front with views over Harkerside.

Double BEDROOM 4. 3.47m x 3.31m max (11'4" x 10'10" max)
Recessed window to the rear.

BATHROOM (2) 2.58m x 1.95m (8'5" x 6'4")
Panelled bath, washbasin, WC & recessed window to the rear.

OUTSIDE REAR
Yard area & useful 3.71m x 2.71m/12'2" x 8'10" OUTBUILDING with strip-lighting, power & plumbing for a washing machine. The property has a beneficial pedestrian right of access to the rear yard from Silver Street.

NOTES
(1) The residential part of the property comes under Council Tax Band B.
(2) The commercial rateable value is.....
(3) EPC Band 'G' (House) & 'E' (Bakery).
(4) Modern electric 'radiators' & 2 hot water cylinders.

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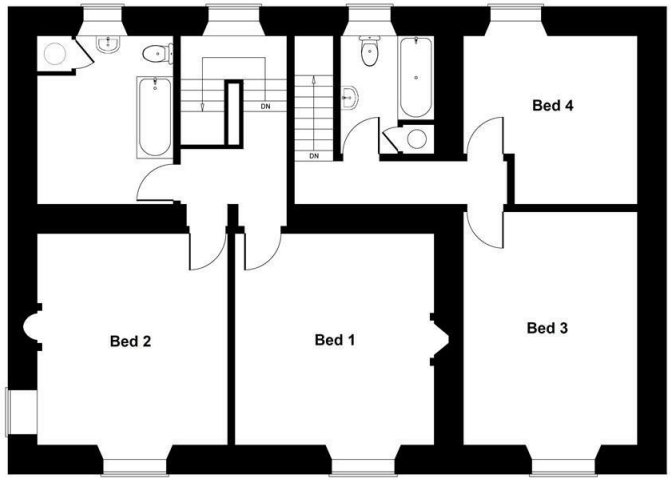
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2021

GROUND FLOOR (& Commercial Area)



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC