



5 & 6 Silver Street, Reeth, North Yorkshire, DL11 6SP  
Offers in the region of £315,000





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

Great LIFE-WORK OPPORTUNITY - Central Period Property just beyond Reeth's Greens. IDEAL for 'Owner-proprietor' ARTISTS, CRAFTSPEOPLE, EPICUREANS, ARCHITECTS etc.

The accommodation includes 4 Double BEDROOMS & 2 BATHROOMS, 2 RECEPTION 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

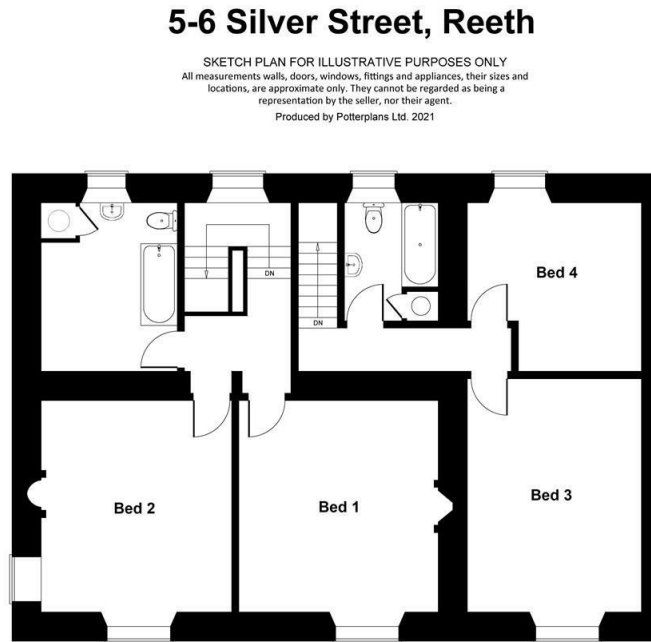
- (1) The Residential part of the property comes under Council Tax Band B.
- (2) The Commercial Rateable Value is £5,300 (1st April 2023 to present)
- (3) EPC Band 'G' (House) & 'E' (Bakery).
- (4) Modern electric 'radiators' & 2 hot water cylinders.



**OFFERS IN THE REGION OF £315,000**



GROUND FLOOR (& Commercial Area)



FIRST FLOOR

## 5-6 Silver Street, Reeth

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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## 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>	<b>1</b>	<b>43</b>
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

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