



The Cottage Sunnybrow, Reeth, North Yorkshire, DL11 6TH  
Asking price £325,000





## The Cottage Sunnybrow, Reeth, North Yorkshire, DL11 6TH

COMPLETELY ADORABLE CHARACTER COTTAGE & LOCATION - Tucked away in the heart of this pretty village with a pleasant PRIVATE South Facing Garden & Views. 5.39m max x 4.95m/17'8" max x 16'2" beamed SITTING ROOM with Eco woodstove & Nook WORK AREA, KITCHEN & Entrance 'BOOT ROOM'; 2 BEDROOMS & BATHROOM. Properties like this are RARE - VIEWING AN ABSOLUTE MUST.

Reeth is the heart of Swaledale - a market 'town' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & medical centre, post office AND a weekly market. STUNNING Scenery, great walks & cycling & a great community.

**Entrance 'BOOT ROOM' 3.42m x 2.14m (11'2" x 7'0")**

**KITCHEN 5.41m x 1.80m (17'8" x 5'10")**

Vaulted beamed ceiling & exposed stonework, features unit with twin Belfast sinks & worktop with plumbing for dishwasher & washing machine under. Double-glazed window & 3 double-glazed Velux windows.

**SITTING ROOM 5.39m max x 4.95m (17'8" max x 16'2")**

A lovely room with a 2.60m/8'6" beamed ceiling & Oak flooring; large focal fireplace with stone surround, stone flagged hearth & Eco woodstove. Nook WORK AREA with side window, staircase to first floor & window overlooking the garden.

**FIRST FLOOR LANDING**

Shelved nook, vaulted & truss-beam ceiling & airing cupboard with hot-water cylinder.

**BEDROOM 1. 3.60m x 2.14m (11'9" x 7'0")**

Vaulted & truss-beam ceiling, shuttered Yorkshire sliding sash window & picture window.

**BEDROOM 2. 2.80m x 2.65m min (9'2" x 8'8" min)**

Vaulted & truss-beam ceiling & exposed stonework, shelved nook & shuttered window overlooking the garden with views beyond.

**BATHROOM 2.54m x 1.70m (8'3" x 5'6")**

Claw-foot bath with mixer shower over, inset washbasin with cupboard under & high-flush WC. Vaulted & truss-beam ceiling & shuttered window to side.

**OUTSIDE**

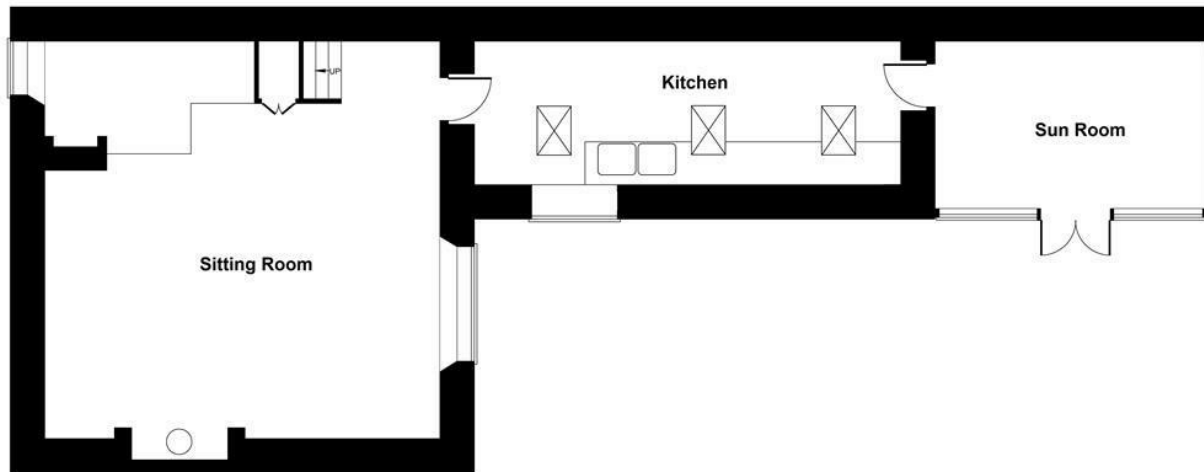
Gate to screened south facing garden, landscaped with crazy-stone flagged patio, gravelled areas & shrub planting - A LOVELY SPACE with views.

**NOTES**

- (1) Electric Heating & Eco woodstove
- (2) Council Tax Band TBC as currently a small business and will need assessing
- (3) EPC:



**ASKING PRICE £325,000**



FIRST FLOOR

## The Cottage, 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.

Produced by Potterplans Ltd. 2023

### Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            | <b>27</b> |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</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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