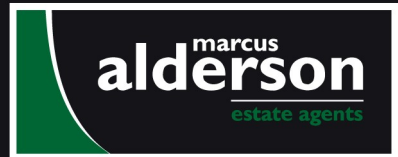




Strands Farmhouse Strands, Gunnerside, Richmond, DL11 6LF
£624,950



Strands Farmhouse Strands, Gunnerside, Richmond, DL11 6LF

GORGEOUS PERIOD DALES HOUSE with STUNNING VIEWS, adjoining COTTAGE, STUDIO & WORKSHOP - For Sale with NO ONWARD CHAIN.

****HOUSE:** Sitting Room, 6.92m/22'8" Kitchen/Dining Room, Utility/WC; 4 Bedrooms & Bathroom.

****COTTAGE:** 4.88m x 3.72m/16'0" x 12'2" Living-Kitchen, Double En Suite Bedroom & small viewing Balcony. ****STUDIO:** 5.07m max x 3.98m max/16'6" max x 13'0" max & **OUTBUILDING/WORKSHOP** 3.73m x 3.10m/12'2" x 10'2".

Wonderful South-West Gardens with SUPERB FAR-REACHING VIEWS. Oil Central Heating (STUDIO electric), UPVC double glazing VERY, VERY HIGHLY RECOMMENDED.

NB: There is a (currently) blocked doorway between the House & Cottage, which could be re-opened.

HALL

Stone-flagged floor, nook cupboard & staircase to first floor with cupboard under. Column radiators & double glazed window to front.

SITTING ROOM (GREAT VIEWS) 4.27m x 3.29m (14'0" x 10'9")

Fireplace with stone surround & woodburning stove, side nook & cupboard; beamed ceiling & Oak floor, column radiator & recessed double glazed sash window to rear.

KITCHEN/DINING ROOM (GREAT VIEWS) 6.92m x 3.77m max (22'8" x 12'4" max)

A lovely room comprising:

KITCHEN AREA

Floor units & shelving with wood-block worktops, inset Belfast sink, rotary unit & box-drawers. Integrated Neff oven & ceramic hob with extractor over, fridge, microwave & dishwasher. Stone-flagged floor & beamed ceiling. Recessed double glazed window to front & open to:

DINING AREA

Stone fireplace with woodburning stove, side nook glazed cupboards, beamed ceiling & Oak flooring, column radiator & recessed double glazed sash window to rear overlooking the gardens & hills beyond.

UTILITY/WC 2.67m x 2.06m overall (8'9" x 6'9" overall)

Washbasin, WC & cupboard. Stone-flagged floor, recessed double glazed window to front & door to: UTILITY AREA with plumbing for washing machine, rack-top worktop with Worcester oil boiler, stone-flagged floor. Recessed UPVC double glazed window to front.

FIRST FLOOR LANDING

Built-in cupboard, access to boarded LOFT with pull-down ladder & light point. UPVC double glazed window to front.

BEDROOM 1 (GREAT VIEWS) 4.27m x 3.51m (14'0" x 11'6")

Feature cast fireplace, ceiling beam, column radiator & recessed UPVC double glazed window to rear with fabulous views.

BEDROOM 2 (GREAT VIEWS) 4.27m x 3.05m (14'0" x 10'0")

Built-in cupboard, feature cast fireplace, ceiling beam & UPVC double glazed window to rear with fabulous views.

BEDROOM 3. 3.37m x 2.14m (11'0" x 7'0")

Ceiling beam & UPVC double glazed windows to front.

BEDROOM 4/OFFICE (GREAT VIEWS) 3.32m x 1.90m (10'10" x 6'2")

Ceiling beam & recessed UPVC double glazed window to rear with fabulous views.

BATHROOM 2.49m x 2.19m (8'2" x 7'2")

Roll-top bath with shower-attachment, washbasin & WC; column radiator & UPVC double glazed windows to front.

Adjoining COTTAGE

LIVING-KITCHEN 4.88m x 3.72m (16'0" x 12'2")

Wall & floor units worktops & inset sink; Integrated oven & ceramic hob with extractor over, fridge, dishwasher & washing machine. Woodburning stove, beamed ceiling & recessed UPVC double glazed windows to side & rear.

FIRST FLOOR 4.88m x 3.96m overall (16'0" x 13'0" overall)

& comprising:

BEDROOM

Vaulted beamed ceiling with exposed stone features, roof light, recessed UPVC double glazed window to side & door to:

EN SUITE

Shower cubicle, washbasin & WC.

SMALL BALCONY

Stone steps & FABULOUS VIEWS!

OUTBUILDING 3.73m x 3.10m (12'2" x 10'2")

Quarry tiled floor, plumbing for washing machine & venting for dryer, strip-lighting, power & cold-water tap. 3 side windows.

STUDIO 5.05m max x 3.98m max (16'6" max x 13'0" max)

An L-shaped building including a SHOWER ROOM with Shower cubicle, washbasin & WC. Limestone flooring, electric heater, light & power. Double glazed window to rear with great views.

OUTSIDE (South-West)

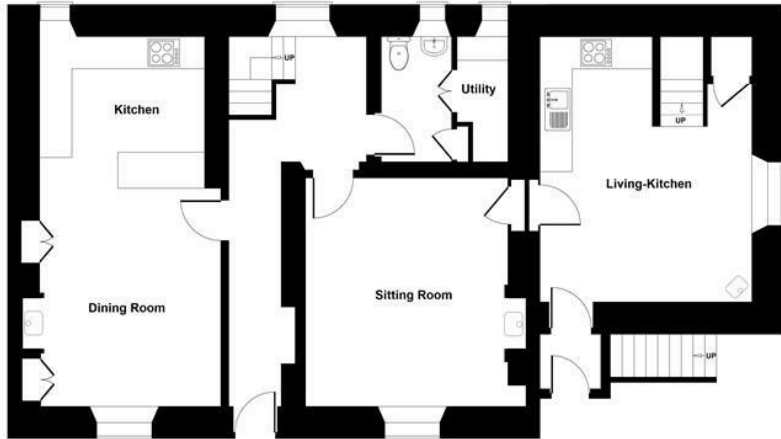
Twin 5-bar gates to 4-vehicle gravel courtyard. Screened bin-store & Cottage's own garden. Extensive stone-flagged patio & South-West landscaped tiered main gardens with sitting areas & pergola to enjoy the breathtaking views – AMAZING.

NOTES

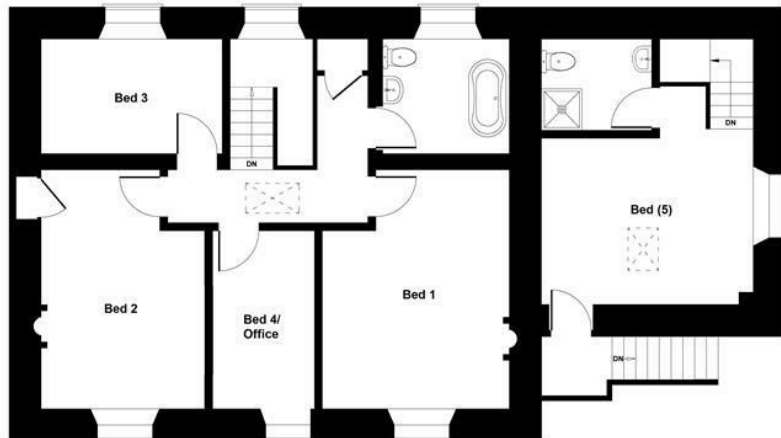
- (1) Council Tax Bands: House E, Cottage A
- (2) Oil (& electric heating in STUDIO)
- (3) Mains Water, Electricity & Septic Tank Drainage.
- (4) EPC; House E Cottage D



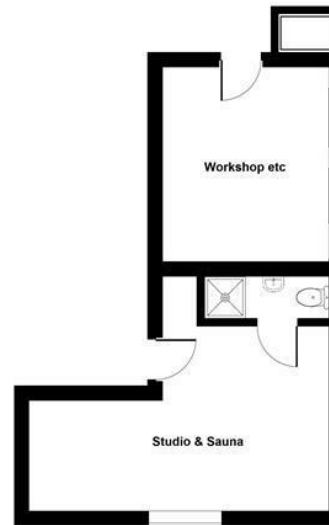
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2023



FIRST FLOOR



OUTBUILDINGS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

England & Wales

EU Directive
2002/91/EC



