



Old Cobblers Shop Cottage Gunnerside, DL11 6LA
Asking price £189,950



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***IDEALLY SITUATED ON THE COAST TO COAST WALK *** A beautifully presented ONE BED traditional Yorkshire cottage, situated within the heart of Swaledale in Gunnerside. The village offers plenty of Walks, scenic views and a local pub. Offered to the market with NO ONWARD CHAIN - currently used as a holiday cottage.

KITCHEN 4.140 x 1.515 (13'6" x 4'11")

Wood stable door leading into the kitchen.

One and half sink unit fed by mixer tap, fitted with an attractive range of base, drawer and wall units with under unit lighting. Tiling to splash areas and floor, wood effect worktop incorporating a four ring electric hob, built in oven, integrated fridge and freezer, plumbing for automatic washer. Area for breakfast table and chairs. Thermostatic electric radiator, wood framed sash slim line windows to front and side. Arch through to inner lobby.

INNER LOBBY

Shoe rack, wall mounted electric heater, coat rail, tiled floor with under floor heating and door to shower room/w.c.

SHOWER ROOM/W.C

Corner shower with shower boarding, pedestal hand basin with tiling to splash area, low level w.c, heated chrome towel rail, tiled floor, stone mantle, extractor fan, under floor heating and UPVC window to front.

LOUNGE 3.510 x 4.076 into stairs recess (11'6" x 13'4" into stairs recess)

The focal point of this room is the period style

Inglenook fireplace with tiling to side, stone mantle, flagged stone hearth incorporating a wood burning stove. Thermostatic electric radiator, recessed area with cupboards and book shelves. beams to ceiling, wall lights, alcove with curtain for further storage having light. TV point and Pine stripped staircase to first floor.

FIRST FLOOR

BEDROOM 3.752 x 4.352 (12'3" x 14'3")

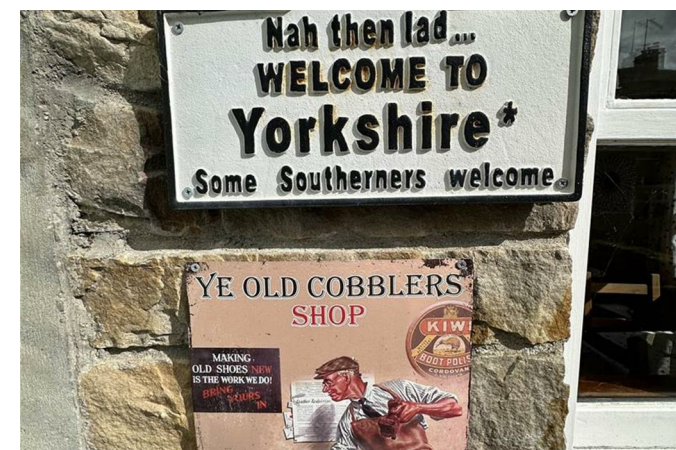
UPVC sash windows to front enjoying outstanding views of the Fell. Thermostatic electric radiator, built in cupboard with shelf and rail and above cupboard. Down lighting, ceiling fan with light, curved recess with exposed wood timber beam. loft hatch.

EXTERNALLY

Yorkshire stone sun terrace having space for a table and bench, log store.

NB

This is currently run as a holiday cottage.



ASKING PRICE £189,950

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(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>		

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