



Stone Cottage Gayles, Richmond, North Yorkshire, DL11 7JB
Offers over £384,950



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CHARACTER COTTAGE with FABULOUS VIEWS - an absolute MUST SEE. Beamed SITTING ROOM with multi-fuel stove, separate DINING ROOM, KITCHEN & superb 6.16m/20'2" GARDEN ROOM with Stunning Views, 4.64m x 3.89m/15'2" x 12'9" ground-floor Double BEDROOM/Large OFFICE, BATHROOM (No.1) & UTILITY; First-floor Double BEDROOM, SHOWER ROOM (No.2) & 5.40m/17'8" LOF STUDIO etc. GARAGE/WORKSHOP, PARKING & GARDENS – WONDERFUL VIEWS!

AN ABSOLUTE GEM for sale with NO ONWARD CHAIN.

Gayles is an attractive rural Conservation Area village (with a Bus Stop) about 2 miles from RAVENSWORTH (Primary School, The Bay Horse Pub, nearby Farm Shop & Village Hall). Shoulder Of Mutton at Kirby Hill about 1-mile, Historic RICHMOND about 6 miles, 9 from BARNARD CASTLE & 16 miles from DARLINGTON (LONDON Kings Cross about 2 hours 20 minutes; A66 about 3 miles, A1(M) at Scotch Corner about 7 miles. The unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

HALL

Coats recess & staircase to first floor.

SITTING ROOM 5.42m max (4.54m) x 4.49m (17'9" max (14'10") x 14'8")

A gorgeous room with a rustic brick fireplace with multi-fuel stove & beamed ceiling, under-stair store cupboard & shelved nook. Recessed UPVC double glazed window to front overlooking the garden & door to:

Double BEDROOM 1. 4.64m x 3.89m (15'2" x 12'9")

Or large OFFICE etc, with a vaulted truss-beam ceiling, feature block-glazed screen & recessed UPVC double glazed window to front overlooking the garden.

DINING ROOM 4.14 m x 4.08m max (13'6" m x 13'4" max)

Exposed stone feature, nook recesses & twin doors with side screens to:

GARDEN ROOM & KITCHEN (VIEWS) 6.72m max 6.16m overall (22'0" max 20'2" overall)

'L-shaped' & Comprising:

GARDEN ROOM (VIEWS) 6.16m x 2.24m (20'2" x 7'4")

STUNNING VIEWS with bi-fold doors opening on to the full-width 2.10m/6'10" Al Fresco Terrace making the most of the VIEWS! Steps up to:

KITCHEN (VIEWS) 4.13m x 3.21m max (13'6" x 10'6" max)

Wall & floor units with Oak-block worktops & inset sink. Range cooker & fridge space & plumbing for dishwasher. Nook cupboard & door to:

PANTRY 1.25m x 1.09m (4'1" x 3'6")

Worktop & space for freezer.

UTILITY/BOOT ROOM 2.84 m x 1.55m (9'3" m x 5'1")

Stone flagged floor & plumbing for washing machine. UPVC double glazed window & door to rear.

BATHROOM (No.1) 2.18m min x 1.88m (7'1" min x 6'2")

Panelled bath, washbasin & WC. Nook cupboards & down-lighting.

FIRST FLOOR LANDING

Door & staircase to upper floor, & UPVC double glazed window rear.

Double BEDROOM 2 (VIEWS) 3.52m x 3.11m (11'6" x 10'2")

Plus feature nook. Beamed ceiling & UPVC double glazed window with cupboards under to front.

SHOWER ROOM (No.2) 3.32m max (2.39m) x 1.47m max (10'10" max (7'10") x 4'9" max)

Shower cubicle, washbasin & WC. Down-lighting & UPVC double glazed window rear.

UPPER FLOOR

LOFT STUDIO etc 5.40m x 2.56m (17'8" x 8'4")

Plus eaves storage. Double glazed Velux window.

OUTSIDE FRONT

Detached GARAGE/WORKSHOP 6.00m x 3.63m (19'8" x 11'10")

Up & over door, side & rear windows & rear door. Strip-lighting. Parking area to front & side gate to:

FRONT GARDEN

Lawn with flower/shrub borders bounded by stone walls & external oil boiler (20 XXXXX). There is a separate left-side shared walkway to the front of the property. Stone Cottage has right of way to its rear garden over neighbouring Green House.

Enclosed REAR GARDEN (VIEWS)

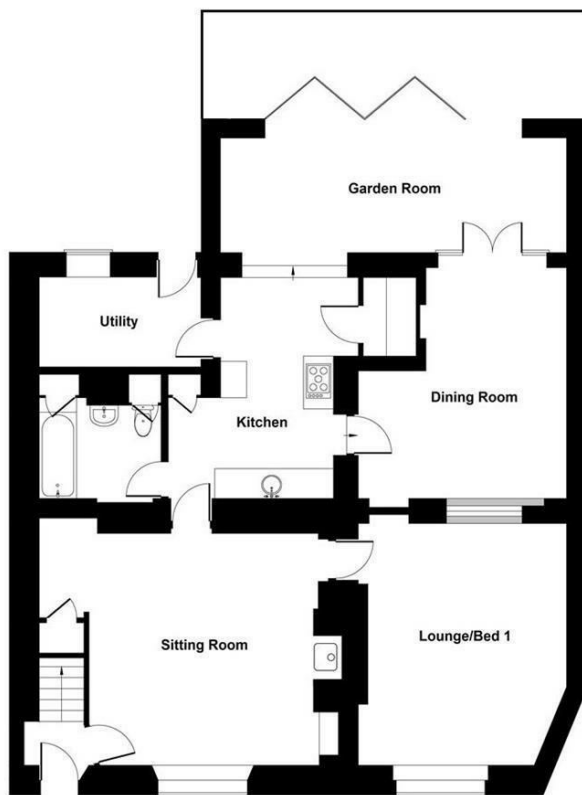
Extensive decked terrace, lawn with flower/shrub beds & Apple tree, further flagged sitting area, cold water tap & outside light point. WONDERFUL VIEWS.


NOTES

- (1) Freehold.
- (2) Council Tax Band: D
- (3) EPC:
- (4) Services: Mains water, electricity & drainage.
- (5) Stone Cottage has right of way to its rear garden over neighbouring Green House.



OFFERS OVER £384,950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 