



Dial House Gunnerside, Richmond, DL11 6LA
£349,950



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ENCHANTING & SPACIOUS Grade II Listed COTTAGE Refurbished by the current owners with 2 adjoining 4.13m/13'6" OUTBUILDINGS & a rear 4.48m/14'8" WORKSHOP/STORE – Lots of scope. Fabulous 5.25m/17'2" stone flagged SITTING ROOM with multi-fuel stove, nooks & crannies, lovely stone flagged KITCHEN/DINING ROOM & large stone shelved PANTRY. Huge 5.44m x 4.29m/17'10" x 14'0" BEDROOM 1, second BEDROOM & BATH/SHOWER ROOM. Pretty South facing Garden with fabulous VIEWS. For Sale with NO ONWARD CHAIN.

Among other things, note the 2 Staircases, Bread Oven, Salt Box, stone-built Beehive & Fire Window...

Gunnerside is an active little village in the Yorkshire Dales National Park, home to the village Primary School (Ofsted 2023 rated Good), The Kings Head Public House & a Tearoom. The outbuilding of Dial House was used for the first meetings of the Methodists after John Wesley visited the Dale in 1774, & the huge Methodist Chapel is testament from the lead mining heydays.

There are countless walks around Gunnerside, including the River Swale & its tributary, Gunnerside Beck. The village is named after the Viking, Gunnar, from the 10th century when he had his summer pasture there.

Stone surround front door to:

SITTING ROOM (VIEWS) 5.25m x 3.16m (17'2" x 10'4")

A lovely room with stone flagged floor, beamed ceiling with exposed timbers & lovely recessed stone fireplace with multi-fuel stove; bread oven, nook cupboards & crannies. Recessed window overlooking the garden & the hills, door to circular staircase (No.1) to First Floor. Adjoining 4.14m x (2.49m max) 2.00m/13'6" x (8'2" max) 6'6" STORE etc No.1 – See below.

Large STORE 3.22m x 0.87m (10'6" x 2'10")

Stone flagged floor & light point.

KITCHEN/DINING ROOM (VIEWS) 4.08m x 3.10m (13'4" x 10'2")

Stone flagged floor & imposing stone surround fireplace with multi-fuel stove. Wall & floor units including rotary unit with Silstone worktops, inset Belfast sink & wood-block breakfast bar. Range cooker, fridge/freezer space & plumbing for dishwasher. 2 recessed windows overlooking the garden & steps to:

PANTRY 2.56m x 2.08m max (1.65m) (8'4" x 6'9" max (5'4")

Stone cheese shelves & nook, window to side & staircase (No.2) to First Floor.

FIRST FLOOR

Door off circular staircase (No.1) to:

WORKSHOP/STORE 4.48m max x (2.76m max) 1.68m min (14'8" max x (9'0" max) 5'6" min)

Beamed ceiling, light point & power.

BEDROOM 1 (VIEWS) 5.44m x 4.29m (17'10" x 14'0")

Pine floor, feature arrow-slit windows, recessed window-seat overlooking the garden & the hills.

INNER LANDING

Pine floor, door & stairway (No.2) to PANTRY.

BEDROOM 2. 2.17m x 2.02m (7'1" x 6'7")

Pine floor & recessed window to rear.

BATH/SHOWER ROOM (VIEWS) 3.00m x 2.20m (9'10" x 7'2")

Panelled bath with Mira shower over, washbasin & WC. Recessed airing cupboard with hot water cylinder. Feature cast fireplace, Pine floor & recessed window overlooking the garden & the hills.

OUTSIDE

OUTBUILDING-STORE 1. 4.14m x (2.50m max) 2.00m (13'6" x (8'2" max) 6'6")

Vaulted ceiling, strip-light & power.

OUTBUILDING-STORE 2. 4.14m x (2.50m max) 2.07m (13'6" x (8'2" max) 6'9")

Strip-light, power & plumbing for washing machine.

South Facing GARDEN

Stone front & side boundary walls with gate to an enclosed SOUTH facing lawn garden with flower/shrub beds & borders, vegetable patch & side gate (Access to OUTBUILDING-STORE 2).

GRADE II LISTING

MELBECKS GUNNERSIDE SD 99 NE 15/94 Dial House - II 2 cottages, now 1 house. Mid C18. Coursed rubble, stone slate roof. 2 storeys. 2 first floor windows. Openings have ashlar stone surrounds. Central C20 6-panel door in surround with jambs on plinth blocks. Window on ground floor to right has chamfered surround with unequally-hung sash. Other windows have 16-pane sashes. Second doorway on right converted to window. Interior: fire window on left, with salt box: also a stone-built beehive. Bread oven, wooden spiral stairs winding round oven projection to rear. Used for first meetings of the Methodists after John Wesley visited the Dale in 1774 until first chapel built in 1789. li Batty, Gunnerside Chapel and Gunnerside Folk, 1967.

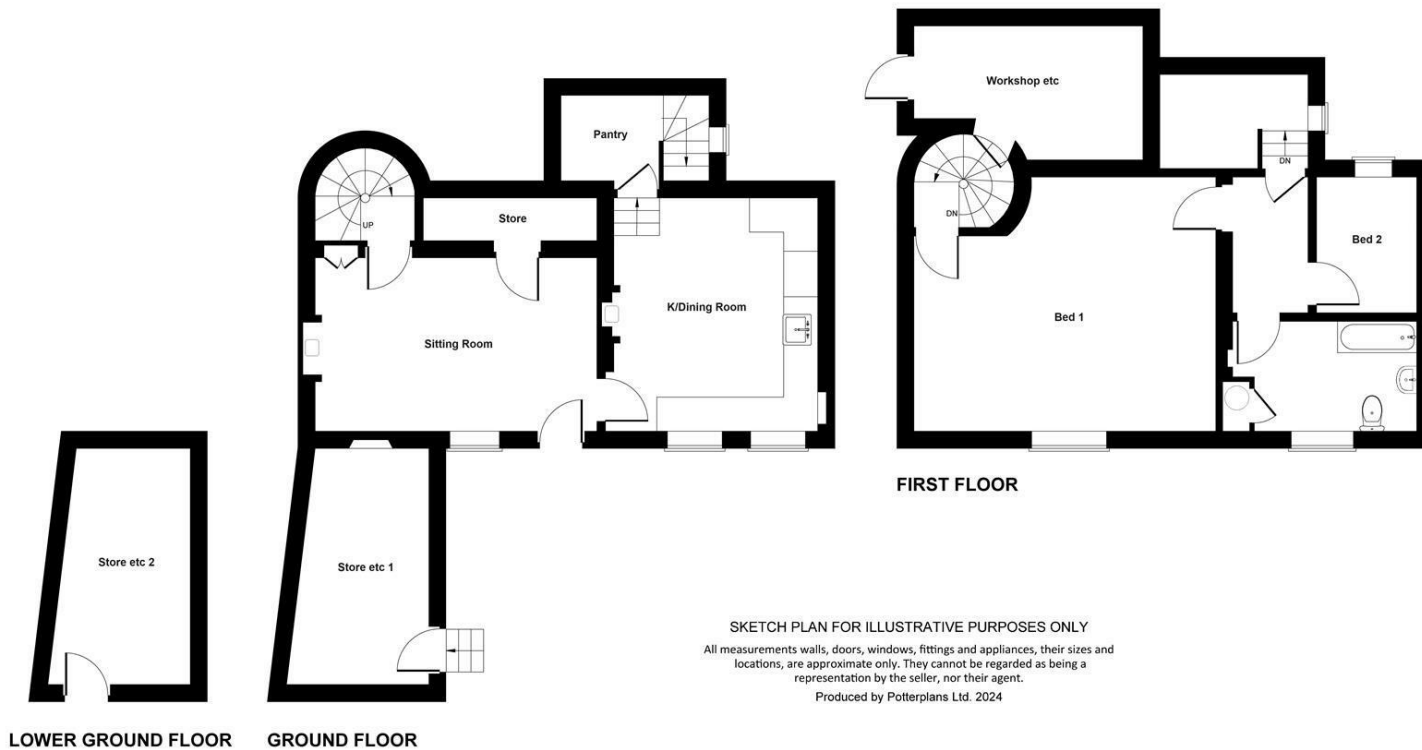
Listing NGR: SD9525398235

NOTES


- (1) Freehold
- (2) Mains Drainage, Water & Electricity
- (3) Electric Heating.
- (4) Council Tax Band: B
- (5) EPC: Grade II Listed – exempt.



£349,950



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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>		
England & Wales	EU Directive 2002/91/EC 