



Strands Farmhouse Strands, Gunnerside, Richmond, DL11 6LF  
Offers over £600,000





# Strands Farmhouse Strands, Gunnerside, Richmond, DL11 6LF

Welcome to this exquisite property located in the charming village of Strands to the outskirts of Gunnerside, North Yorkshire. This traditional PERIOD DALES HOUSE boasts not only stunning views but also a character that is truly unique.

As you step inside, you are greeted by three reception rooms that offer ample space for entertaining or simply relaxing with your loved ones. With five bedrooms and two bathrooms, there is plenty of room for the whole family to enjoy.

One of the standout features of this property is the adjoining COTTAGE, STUDIO, and WORKSHOP, providing endless possibilities for creative pursuits or even potential rental income. The property lends flexibility in allowing for the two dwellings to become one.

## 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)

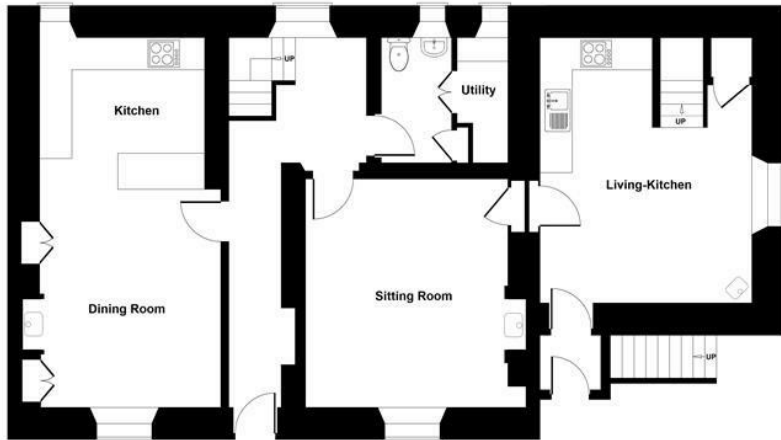
Twin 5-bar gates to 4-vehicle gravel courtyard. Screened bin-store & Cottage's own garden. Extensive stone-flagged patio & South-West landscaped tiered main gardens with sitting areas & pergola to enjoy the breathtaking views – AMAZING.

### NOTES

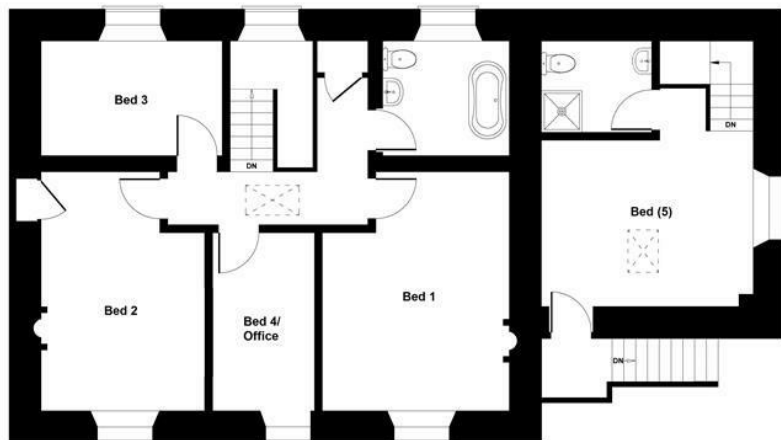
- (1) Council Tax Bands: House E, Cottage A
- (2) Oil (& electric heating in STUDIO)
- (3) Mains Water, Electricity & Septic Tank Drainage.
- (4) EPC; House E Cottage D



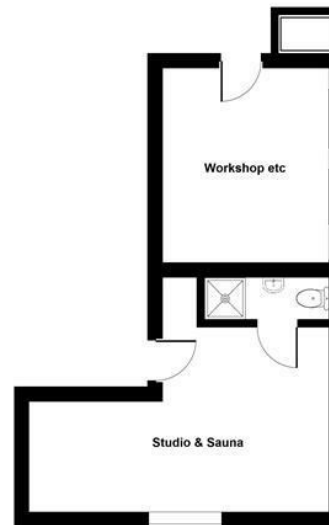
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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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FIRST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



OUTBUILDINGS

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales** EU Directive 2002/91/EC



