



Rosedene Gunnerside, Richmond, Swaledale, DL11 6LE
£445,000

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VERY, VERY DESIRABLE Refurbished Dales Home with a DIFFERENCE: 3 Double Bedroom HOUSE or HOUSE with Self-contained ANNEX/HOLIDAY APARTMENT – ESSENTIAL VIEWING.

Deep SITTING ROOM with Woodstove, fabulous 5.71m x 4.78m/18'8" x 15'8" 'Living' KITCHEN & DINING ROOM (adjoining WORKSHOP/STUDIO etc), Stone Flagged HALL & Storage. 3 Double BEDROOMS in all: 2 Double BEDROOMS served by a 'House' SHOWER ROOM & linked Self-contained ANNEX with SITTING ROOM (Woodstove), KITCHENETTE & Double BEDROOM (3) with En-suite – Linked but also with separate entrance. 4.74m x 4.03m/15'6" x 13'2" WORKSHOP STUDIO etc & PRIVATE SOUTH Facing Patio Garden with doorway-views – LOVELY.

This characterful mid-C18th property has a colourful history & was originally part of the Miners Arms Inn.

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.

HALL 4.90m max x 1.31m (16'0" max x 4'3")

Stone flagged floor with doors to front & rear.

SITTING ROOM 4.38m x 4.27m (14'4" x 14'0")

A great room with stone fireplace & woodstove, side cupboards & nook, beamed ceiling & recessed double-glazed 'window-seat' to front.

'Living' KITCHEN & DINING ROOM 5.71m x 4.78m (18'8" x 15'8")

A fabulous room with an extensive range of under-lit wall & floor units with woodblock worktops & inset Belfast sink, range stove space, integrated fridge & plumbing for washing machine. Beamed ceiling recessed double-glazed windows to front & rear. Staircase to first floor with 1.83m/6'0" deep under-stair store with light point.

Adjoining WORKSHOP/STUDIO etc 4.74m x 4.03m (15'6" x 13'2")

See below.

FIRST FLOOR LANDING

Exposed stone features & recessed double-glazed window to front.

'House' SHOWER ROOM

Large shower cubicle, feature vanity unit & washbasin with recessed Oak ledge & WC. Recessed double-glazed window to front.

INNER HALL

Built-in airing cupboard with hot water cylinder. Discreet door to ANNEX etc (See below)

BEDROOM 1 (VIEWS) 4.15m x 2.78m & 3.21m x 1.59m (13'7" x 9'1" & 10'6" x 5'2")

Entrance area (3.21m x 1.59m/10'6" x 5'2") with fitted wardrobes opening out into the main area with ceiling beams & feature cast iron fireplace. Recessed double-glazed 'window-seat' to front.

BEDROOM 2 (GREAT VIEWS) 3.21m x 2.50m (10'6" x 8'2")

Including fitted wardrobes & with recessed double-glazed window to rear looking down the Dale.

ANNEX

Self-contained & an ideal HOLIDAY LET etc, comprising:

BEDROOM 3. 3.36m x 2.71m (11'0" x 8'10")

Oak flooring & recessed double-glazed window to front.

En-suite SHOWER ROOM (VIEWS) 2.90m x 1.20m (9'6" x 3'11")

Full-width shower cubicle, feature vanity unit with washbasin inset WC. Recessed double-glazed window to rear.

SITTING ROOM (2) & KITCHENETTE (GREAT VIEWS) 4.63m x 3.61m (15'2" x 11'10")

A lovely character room with stone fireplace & woodstove, beamed ceiling, dolly-maid & Oak flooring. KITCHENETTE with Oak wall & floor units with worktop, inset sink & electric oven. Recessed double-glazed windows to front & rear, & door to separate stone-step entrance.

OUTSIDE

Off-road common land courtyard PARKING.

Adjoining WORKSHOP/STUDIO etc 4.74m x 4.03m (15'6" x 13'2")

With light, power, fitted worktops with sink & tiled floor. Recessed side window & door to:

PRIVATE SOUTH Facing PATIO GARDEN

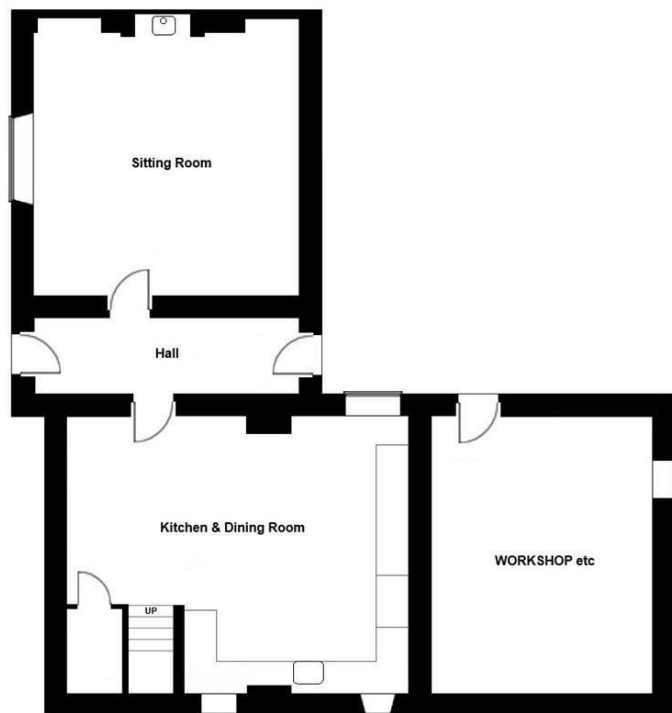
Walled, stone flagged & enclosed with a stable door & viewing 'window', shelved nook & outside lighting.

NOTES

- (1) Freehold
- (2) Mains Drainage, Water & Electricity
- (3) Electric Heating
- (4) Council Tax Band: Currently the MAIN HOUSE is Band C & the ANNEX is Band A; The whole property was Band D, & this could be reverted to if the ANNEX ceases to be a self-contained holiday let.
- (5) EPC: D Annex: C (71 and 75)



£445,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		

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