



Victoria Cottage Reeth, Swaledale, North Yorkshire, DL11 6SZ
£224,950

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A VERY DESIRABLE & LOVELY LARGER-THAN-LIFE Grade II Listed REFURBISHED COTTAGE (& Part Former SHOP) in the centre of this famous Dales market 'town' with possible 'Residential & Commercial' Options (STPP). Deep SITTING ROOM, 4.07m x 3.82m/13'4" x 12'6" KITCHEN/DINING ROOM, 2 BEDROOMS & contemporary SHOWER ROOM. Ideal HOME with SHOP (STPP), PIED-à-TERRE /LOCK-&-LEAVE or HOLIDAY COTTAGE - NB: Many items available by separate negotiation.

The property has wonderful VIEWS towards the Limestone escarpment of Fremington Edge, which dominates the village & lower Arkengarthdale (Internationally renowned cycling & walking country).

Reeth IS the heart of Swaledale - a market 'village' in the Yorkshire Dales National Park gathered around large Greens. There are 3 public houses, a restaurant & tea rooms, a primary school, village shops, bakers, a church, a village hall & a medical centre, a hairdresser, post office AND a weekly market. STUNNING Scenery, great walks & cycling, fly fishing & a great community... For Sale with NO ONWARD CHAIN – VIEWING an absolute must.

HALL 2.25m x 1.27m (7'4" x 4'1")

Staircase to first floor & stone shelved nook.

COATS

With electric radiator for drying.

STORE 2.36m (1.14m min) x 1.66m (7'8" (3'8" min) x 5'5")

Light point & stone shelved nook.

SITTING ROOM 5.15m into wide bay x 4.24m (16'10" into wide bay x 13'10")

(FORMER SHOP) Including display ledge & plus nook. MINI-OFFICE Area (Former shop entrance area). Fireplace with wood stove, recessed window to side & wide 'window-seat' bay window to front.

FIRST FLOOR

KITCHEN/DINING ROOM 4.07m x 3.82m (13'4" x 12'6")

Fitted with a range of under-lit wall & floor units with worktops & inset sink; integrated electric oven/grill & ceramic hob with extractor over, plumbing for dishwasher & washing machine, space for fridge/freezer. Shelved nook recessed 'window-seat' to side & recessed 'window-seat' to front with views towards Fremington Edge escarpment.

LANDING

Recessed window to side & step to INNER LANDING with built-in Airing Cupboard & staircase to UPPER FLOOR.

SHOWER ROOM 3.36m x 1.30m (11'0" x 4'3")

Elegant contemporary suite with full-width shower area, washbasin with cupboard & WC.

UPPER FLOOR

BEDROOM 1. 4.20m x 2.07m (13'9" x 6'9")

Plus entrance area & wardrobe recess. Recessed 'window-seat' to front with views towards Fremington Edge escarpment.

BEDROOM 2. 3.18m max x 2.62m (10'5" max x 8'7")

Including wardrobe recess. Recessed 'window-seat' to side.

OUTSIDE

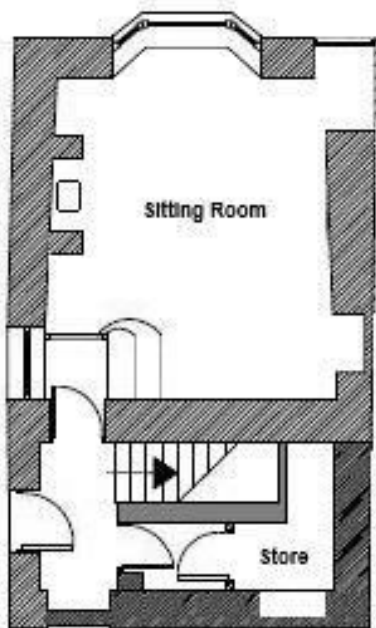
Side walkway & door to enclosed 2.95m x 2.10m/9'8" x 6'10" stone flagged area.

NOTES

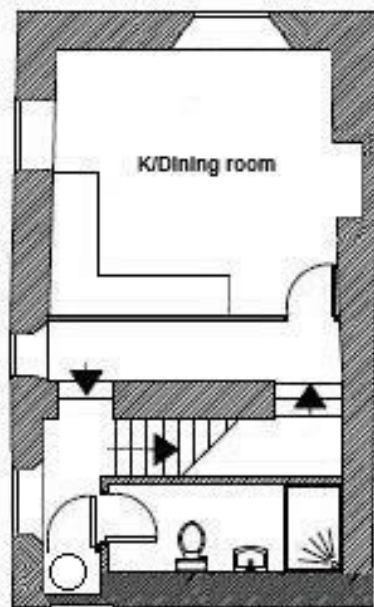
- (1) Freehold
- (2) Council Tax Band: TDA
- (3) EPC: 55-D
- (4) Mains Water, Electricity & Drainage
- (5) Electric Heating Radiators



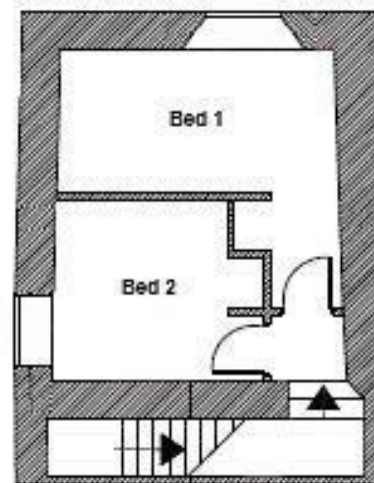
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GROUND FLOOR
(Former SHOP)



FIRST FLOOR



UPPER FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 CO2 emissions	<div>52</div>	<div>83</div>
(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 CO2 emissions		

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