



Briar Cottage Gunnerside, Richmond, DL11 6LA  
**Offers over £275,000**



# Briar Cottage Gunnerside, Richmond, DL11 6LA

Nestled in the picturesque village of Gunnerside, this charming period-style country cottage offers a delightful blend of character and potential. With three well proportioned bedrooms and a spacious reception room, this property provides ample living accommodation for families or those seeking a tranquil retreat.

The cottage is set in the heart of Swaledale, an area renowned for its breathtaking scenery and stunning walks, making it an ideal location for nature enthusiasts and those who appreciate the great outdoors. The village itself boasts a cosy pub, perfect for unwinding after a day of exploring the beautiful surrounding countryside.

While the property is in need of some modernisation, it presents a wonderful opportunity for buyers to put their own stamp on it and create a home that reflects their personal style. The character features of the cottage, combined with the potential for enhancement, make it a truly unique offering in this idyllic setting.

## HALLWAY

With a hardwood entrance door with feature arched glass insert. Open to the lounge / dining room.

## OPEN PLAN LOUNGE / DINING ROOM 5.99 x 3.93 ( 19'7" x 12'10" )

To the lounge area there is a UPVC leaded bay window to the front with pleasant views of the front cottage garden and hills beyond. Feature stone fireplace with a multi fuel stove and stone hearth, tv aerial point, exposed ceiling beams.

The dining room has UPVC leaded light window, an economy 7 storage heater and a pine glass panelled door leading into the kitchen and a further glass panelled door at the rear of the room which leads into the inner lobby.

## KITCHEN / BREAKFAST ROOM 7.09 x 2.27 (23'3" x 7'5")

A galley style kitchen fitted with a solid wood range of wall, base and drawer units, with worktops, with a one and a half bowl sink unit with a mixer tap over, plumbing for a dish washer, plumbing for a washing machine, space for a floor standing fridge and freezer, four ring electric hob with extractor hood over, built in oven and grill, part tiled walls, tiled flooring and two wall mounted electric storage heaters, painted beamed ceiling, A pine glass panelled door to the rear of the room gives access to the w.c and boot room area. UPVC double glazed window to the front and hardwood framed door with feature fan glass insert leading out to the front cottage garden.

## INNER LOBBY

With a pantry cupboard which has a light, shelving and quarry tiled floor. Staircase leading to the first floor and a storage heater. Walk through into the boot room and the downstairs w.c, quarry tiled flooring, wall mounted cupboard, painted beamed ceiling.

## BOOT ROOM 2.07 x 1.73 ( 6'9" x 5'8" )

With shelving, beamed ceiling, quarry tiled floor, period style clothes hanging rail, window to the rear. An ideal space for coats, shoes, boots etc.

## W.C

With a w.c and wash hand basin, tiled splash back and tiled flooring.

## FIRST FLOOR

Half landing with a hardwood framed door giving access to the rear of the property and common ground.

## LANDING

With loft hatch and doors leading into the three bedrooms and the shower room. There is a cupboard housing the hot water tank

## BEDROOM 1 3.94 x 3.53 (12'11" x 11'6")

With a UPVC sliding sash window to the front with views of Gunnerside village, built in storage unit, economy 7 electric heater, fitted robes with shelving and hanging rail.

## BEDROOM 2 2.39 x 4.24 into recess (7'10" x 13'10" into recess)

With a UPVC sliding sash window to the front with views, built in cupboard with shelving and a hanging rail, there is a second built in cupboard with shelving and an economy 7 electric storage heater.

## BEDROOM 3 4.29 x 2.35 (14'0" x 7'8")

With a UPVC sliding sash window to the front, wall mounted storage heater, built in cupboard with shelving and hanging rail and loft hatch providing access to the roof void.

## SHOWER ROOM

With a w.c, wash hand basin, shower cubicle, UPVC double glazed window the rear.

## EXTERNALLY

To the front of the property there is a charming country cottage style garden with wild flower beds and a hard standing seating area. There is a stone wall with a wrought iron gate that leads to further flower and shrub beds. Steps at the side lead to a hardstanding area ideal for bin storage.


## NOTES

\* FREEHOLD

\* COUNCIL TAX BAND E



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</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 energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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>		
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