



**RAYDALE COTTAGE, STALLING BUSK**  
NR BAINBRIDGE, NORTH YORKSHIRE, DL8 3DH

This charming dales period property is perched on the hillside in the quiet hamlet of Stalling Busk overlooking Semerwater and the stunning surrounding countryside. The terraced south-west facing gardens also include a roof top terrace which gives 180 degree panoramic views. Full of character and period features throughout, the property boasts four bedrooms and two reception rooms as well as off-road parking, an outside store and modern double glazing throughout.

- Traditional Dales Longhouse
- Unrivalled Views Across Raydale and Semerwater
- Wealth of Period & Traditional Features
- Four Bedrooms
- South-West Facing Gardens and Roof Terrace
- Parking and Workshop
- National Park Location
- EPC Rating (EER) of F29



**Price guide £325,000**

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

# RAYDALE COTTAGE, STALLING BUSK

NR BAINBRIDGE, NORTH YORKSHIRE, DL8 3DH

## SITUATION AND AMENITIES

The tranquil hamlet of Stalling Busk, nestled in the hillside above Semerwater in the heart of the Yorkshire Dales National Park is less than 4 miles from Bainbridge, 7 miles from Hawes and 15 miles from Leyburn.

The nearby village of Bainbridge has a public house, village shop, butchers shop, childrens playground and a 2 AA Rosette restaurant at Yorebridge House Hotel, less than half a mile away. There are several supermarkets, hotels, public houses, markets and livestock auction mart in the nearby market towns of Hawes and Leyburn. There is a primary school in Bainbridge and state secondary schools are at Leyburn and Richmond. There are private schools at Newton le Willows and Sedbergh. Buses connect to Hawes, Leyburn, Bedale and Richmond.



## GROUND FLOOR

The front door opens into a small porch area which leads into the living room. There is also a rear porch leading out to the rear garden and patio.

### LIVING ROOM 4.58m x 4.27m (15'0" x 14'0")

With double aspect windows to the front and rear, the spacious living room has a feature stone fireplace currently housing an oil-fired stove, original beams to ceiling and one radiator.



### DINING ROOM 3.54m x 3.54m (11'7" x 11'7")

The dining room (or ideal study/snug) has an impressive fireplace at its heart which has a dated timber lintel age circa 1668 above an open fire grate. There are also feature beams to ceiling, windows to the front and side, one radiator and stairs leading up to bedroom two.



### KITCHEN 2.14m x 3.17m (7'0" x 10'5")

The L-shape kitchen has a range of wall and floor units, a traditional style range cooker, windows to both sides, timber panelling to walls and feature beams to ceiling. There is also a one and a half bowl sink with tiled splash back and an extractor fan.



### UTILITY AND PANTRY 2.55m x 4.34m (8'4" x 14'3")

The utility room has a cupboard units, counter top space and a double bowl sink as well as plumbing for a washing machine. The traditional and original pantry has stone shelving and an original ventilation window to the rear.

## BATHROOM

The bathroom comprises; bath, pedestal wash basin, WC, an opaque window to the front and one radiator.

## FIRST FLOOR ACCOMMODATION



### **BEDROOM ONE 4.89m x 4.60m (16'1" x 15'1")**

Bedroom One has feature cross beams to ceiling, double aspect windows giving lovely views across the valley, and one radiator.



### **BEDROOM TWO 4.65m x 3.87m (15'3" x 12'8")**

Accessed via a separate staircase and with double aspect windows to the front and side, bedroom two has a feature beam to ceiling, one radiator and a pedestal wash basin.



### **BEDROOM THREE 2.66m x 3.55m (8'9" x 11'8")**

Turret-like and with a door opening onto the roof terrace, bedroom three has one radiator and triple aspect windows giving unrivalled views.



### **BEDROOM FOUR 2.87m x 2.38m (9'5" x 7'10")**

Bedroom four has a window to the side, one radiator and a large built in wardrobe.

### **EN-SUITE BATHROOM**

The bathroom comprises; bath, pedestal wash basin, WC, one radiator, airing cupboard, further storage cupboard and a window to the side.

### **GARDENS AND TERRACE**

The relatively low maintenance gardens are mostly paved and set across a series of levels, making the most of the spectacular views across the dale, including raised terraced seating areas. There is a roof terrace also complete with feature stone parapet which has external stone steps up the side of the property.

Interspersed with walkways, mature shrubs and planted borders the garden has stone wall boundaries and there is side access to the front of the property,



### **PARKING, WORKSHOP AND STORE**

There is land to the side of the property which is currently used for off-road parking. There is also a small stone built workshop with electric connected. A further wood/garden store is accessed to the side of the property.

### **SERVICES AND TENURE**

The property benefits from mains water and electricity, septic tank drainage and double glazing throughout. The property is offered Freehold with Vacant Possession Upon Completion. The property is on oil-fired central heating and the oil tank is located in a small store to the side of the property.



### **LOCAL AUTHORITY AND COUNCIL TAX**

The Local Authority is Richmondshire District Council tel: 01748 829100. For council tax purposes the property is banded F.

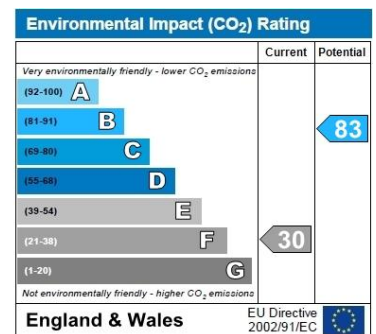
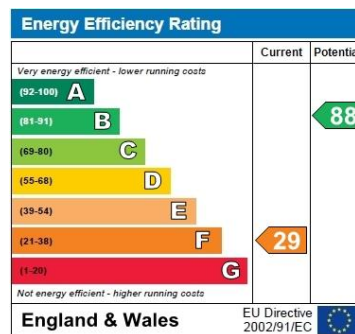
### **VIEWINGS AND SERVICES**

Viewings are strictly by appointment only via the Agent. Particulars were written and photographs taken May 2016.



# GSC GRAYS

PROPERTY • ESTATES • LAND



#### Disclaimer Notice: PLEASE READ:

GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan are a general guide only and do not form any part of any offer or contract. 2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order. Please discuss with us any aspects that are important to you prior to travelling to the view the property.



See all our properties at  
**OnTheMarket.com**

BARNARD CASTLE • HAMSTERLEY • LEYBURN • RICHMOND • STOKESLEY

WWW.GSCGRAYS.CO.UK