



Grass Garth Cottage

1 Garth Gardens, Redmire, Leyburn, North Yorkshire, DL8 4EB



Robin Jessop

A CHARMING END TERRACE COTTAGE IN A POPULAR VILLAGE LOCATION

- Stone Built End Terrace Cottage
- Deceptively Spacious Accommodation
- Three Bedrooms
- Currently Run as a Holiday Let
- Desirable Position Around the Village Green
- Parking Nearby
- Guide Price: Offers in Excess of £275,000

SITUATION

Leyburn 5 miles. Richmond 12 miles. Bedale 16 miles A.1(M) Interchange at Leeming 18 miles. Darlington 26 miles. Teesside 35 miles. (All distances are approximate).

The property is attractively situated within the centre of the village of Redmire. Redmire is a popular village with the reopened village pub and village hall running regular clubs and community events. It is conveniently located in relation to the thriving market town of Leyburn and within reasonable commuting distance of Darlington, Teesside and Northallerton.

DESCRIPTION

Grass Garth Cottage is an attractive end terrace stone cottage located around the village green in Redmire. The property is in good order having been used as a holiday let. The property is fully double glazed and benefits from oil fired central heating. Since 2019, receiving Customer's Choice Award every year from Cottages.com.

The property is entered via useful porch which leads into the living room. This dual aspect room has an electric stove set on a granite hearth within an oak surround and stairs leading up to the first floor. The kitchen has a good range of fitted wall and base units together with appliances including electric oven, ceramic hob and extractor hood, washing machine, a dishwasher and an undercounter fridge and freezer. There is ample space for a dining table together with an under stair cupboard and a door leading out to the back.

To the first floor there are three double bedrooms and a recently refitted house bathroom with shower cubicle.



Externally the property is complemented by a delightful patio garden to the front which is enclosed by low stone walls and provides ample space for seating and potted plants. There is parking alongside the cottage.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///starfish.kipper.doing

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale. Contents available separately.

AGENT NOTE

Please note that Number 2 Garth Gardens has a pedestrian right of way across the bottom of the patio garden to their property.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains drainage. Redmire Village water supply. Oil fired central heating. Broadband connection available.

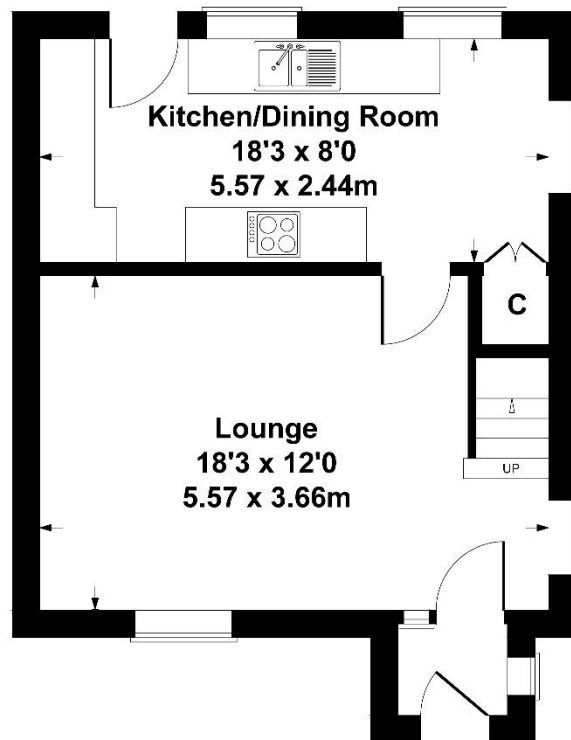
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131

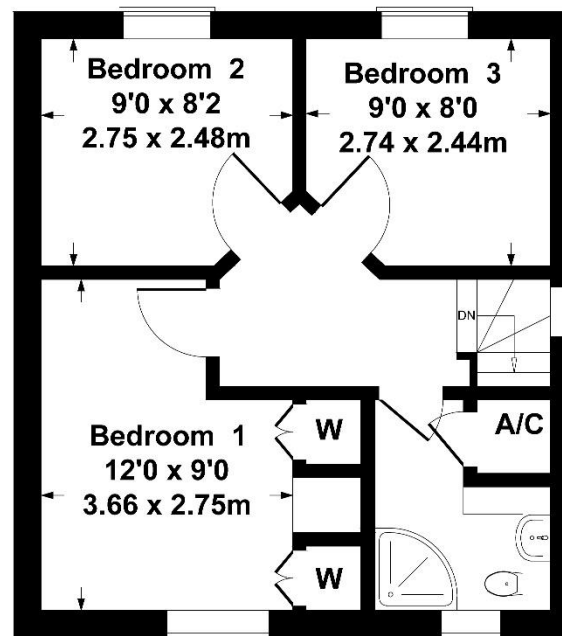


1 Grass Garth, Redmire

Approximate gross internal area
70 sq m - 753 sq ft



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024

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