



Hargill

Swinithwaite, Leyburn, North Yorkshire, DL8 4UH



Robin Jessop

A DELIGHTFUL COUNTRY COTTAGE WITH GARDENS PARKING & GARAGING

- Attractive Stone Cottage
- Three Bedrooms
- Some Updating Required Throughout
- Good Sized Gardens
- Off Road Parking & Detached Garage/Workshop
- Accessible Location
- Guide Price Range: £400,000 - £425,000

SITUATION

Leyburn 5 miles. Hawes 12 miles. Richmond 14 miles. Bedale 15 miles. A1M interchange at Leeming 17 miles. Northallerton 23 miles.

Swinithwaite is a small rural hamlet which lies on the edge of the A684 in Wensleydale. The hamlet benefits from a traditional farm shop and established café/restaurant. The property is situated in an accessible location, nicely set back off the A684 and enjoys a pleasant outlook across the village green and open countryside to the rear.

DESCRIPTION

Hargill is an attractive stone cottage situated in a good sized plot. The property would benefit from some updating throughout and is fully double glazed. It also benefits from having oil fired central heating.

The accommodation is spacious and light with two large ground floor rooms being the living room with multi fuel stove and a kitchen diner with a range of fitted units, freestanding oven with hob, plumbing for a washing machine and integrated fridge freezer. There is a useful under stairs cupboard and a door leading out to the rear.

To the first floor there are three bedrooms and a house bathroom with shower over the bath.

Externally the property is complemented by a good sized front garden with a range of flower beds, small raised garden to the rear which is adjacent open fields and a further garden to the side. There is ample parking for two/three cars together with a small single garage which would make an excellent workshop.



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.

///spoil.purifier.sweeter

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band E.

SERVICES

Mains electricity, mains drainage, mains water. Oil fired central heating.

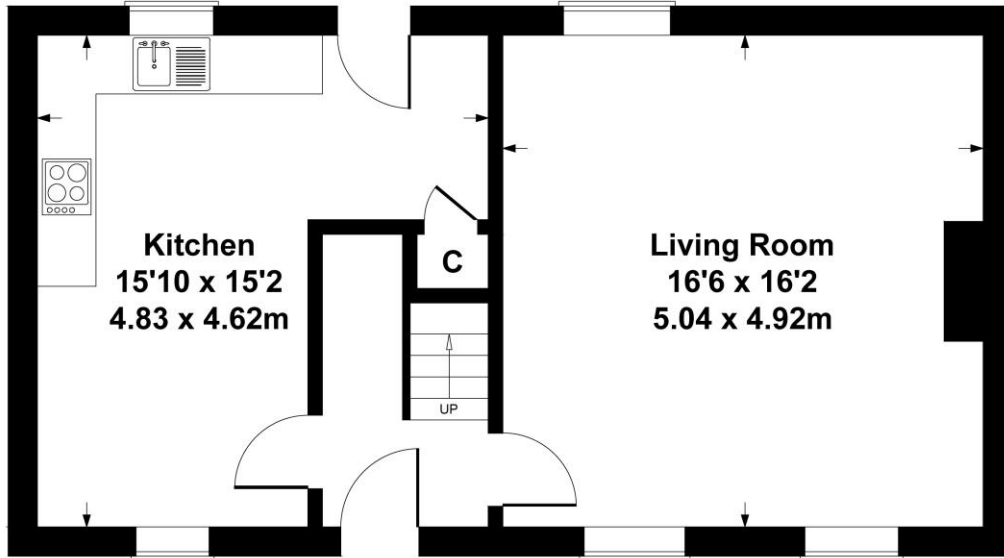
LOCAL AUTHORITY

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

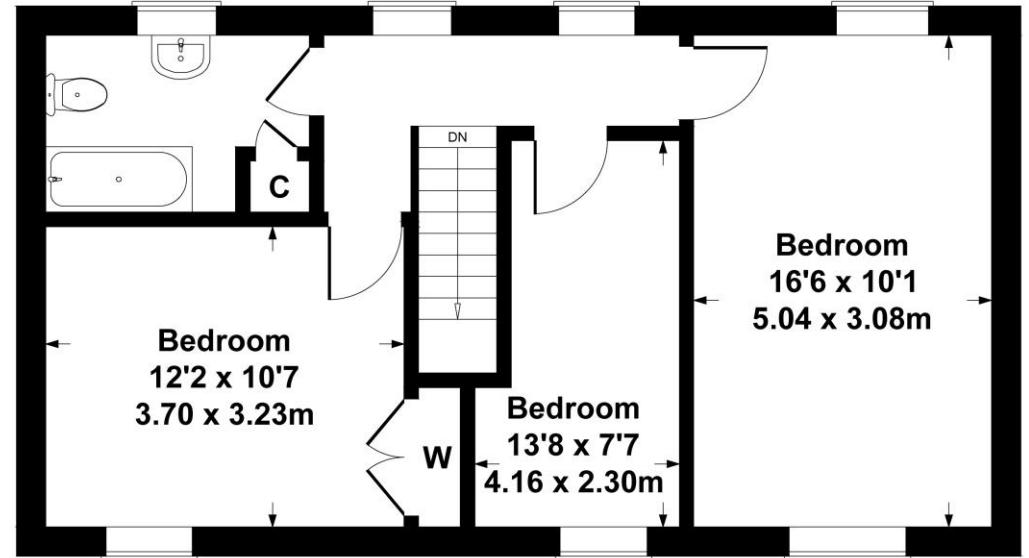


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Approximate gross internal area
98 sq m - 1055 sq ft



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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