



Amblers

2 Riverdale, Bainbridge, Leyburn, North Yorkshire, DL8 3GA



Robin Jessop

A STUNNING CHARACTER COTTAGE LOCATED IN THE CENTRE OF A POPULAR VILLAGE

- Double Fronted Character Cottage
- Recently Updated Throughout
- Very Well Presented
- Two Double Bedrooms
- Excellent Views Across the Village Green
- Accessible Village Location
- Seating Area to the Front
- Allocated Parking Space to the Rear
- Ideal Holiday Let or Bolt Hole
- Guide Price: £289,500

SITUATION

Hawes 3 miles. Aysgarth 3 miles. Leyburn 12 miles. Richmond 23 miles. A1 Interchange at Leeming 25 miles. M6 Sedbergh 32 miles. (all distances are approximate).

Amblers is superbly positioned in the centre of the popular village of Bainbridge, overlooking the village green, in the picturesque Yorkshire Dales National Park.

Bainbridge is a beautiful and thriving village with primary school, butchers' shop, garage, tearoom and public house. The village is accessible and well placed in relation to the local Market Towns of Hawes and Leyburn as well as the larger centres of Harrogate, Teesside and York being within reasonable commuting distance. There is also a train station at Garsdale which is on the Carlisle to Leeds line.

DESCRIPTION

Amblers is an attractive and traditional stone-built cottage located in the centre of Bainbridge. The property is very well appointed and has been updated recently to a high



standard yet retains its character features including ceiling beams and window shutters. The property is currently used as a successful holiday let and also offers potential as a full-time home or second home in the Yorkshire Dales.

The property is entered into via a useful inner porch with space for jackets and boots which leads into the living accommodation. To the right is the kitchen diner which features a range of wall and base units complemented by integrated dishwasher, fridge freezer and oven with hob. There is ample space for a dining table and a window to the front with seat overlooks the village green and views beyond. Usefully, there is a good sized under-stair cupboard providing excellent storage. To the left is the living room which features a log burner stove set back into the chimney with a stone hearth. There are two alcoves and a window to the front with shutters and seat.

To the first floor there are two double bedrooms, each enjoying a view across the village green and Yorkshire Dales beyond. There also a house bathroom with shower over the bath, WC and basin.

Externally the property is complemented by a small patio area to the front with ample space for a bistro set and potted plants. This area enjoys the views of the village green and surrounding hills. There is an allocated parking space available to the rear of 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.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

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.

[///arranger.games.slurred](https://www.threewords.com/arranger.games.slurred)

FIXTURES & FITTINGS

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

AGENT NOTE

The furniture and contents are available by a separate negotiation.

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current Rateable value £2,400 (1st April 2023 – present)

SERVICES

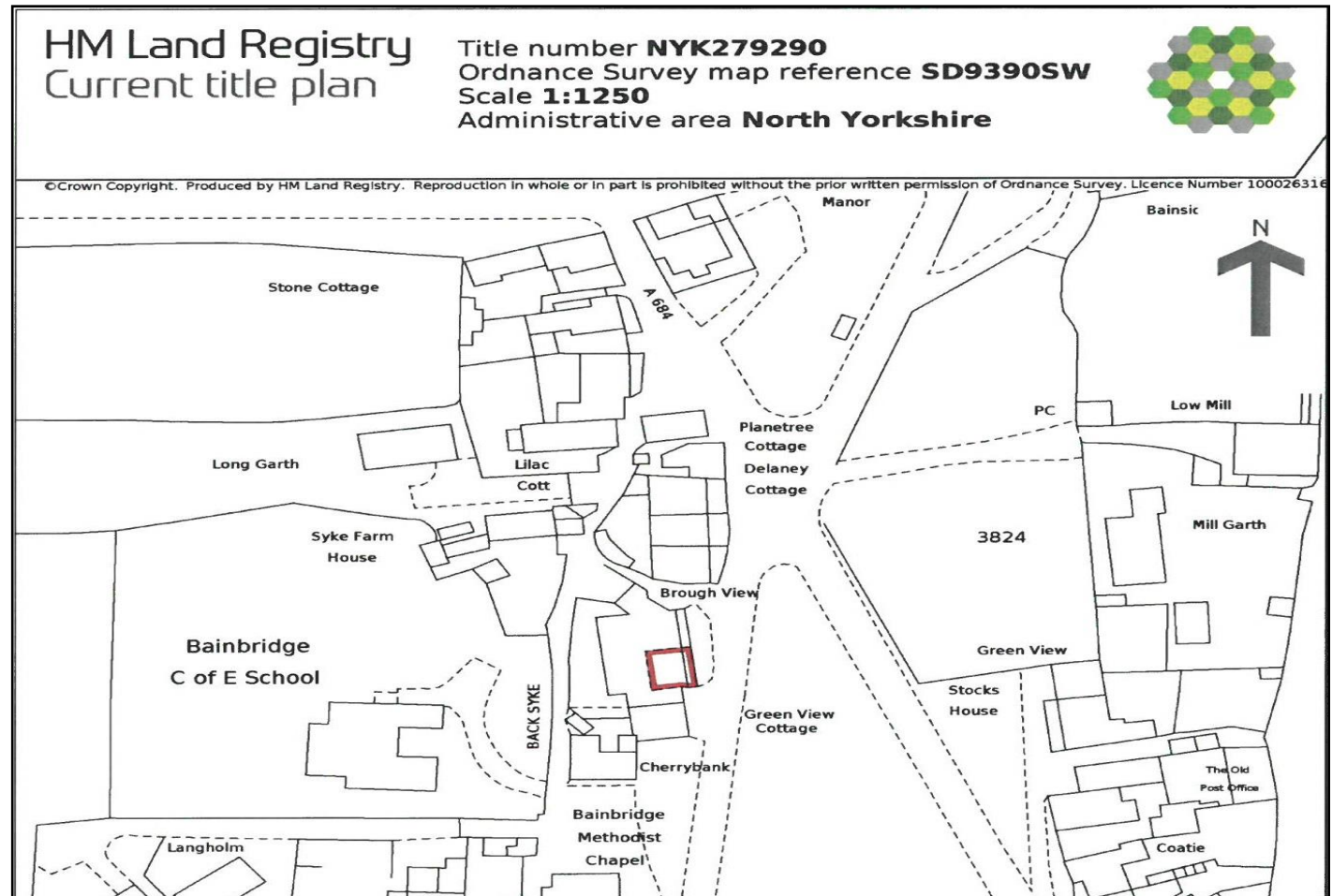
Mains electricity, mains water and mains drainage. Oil fired central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

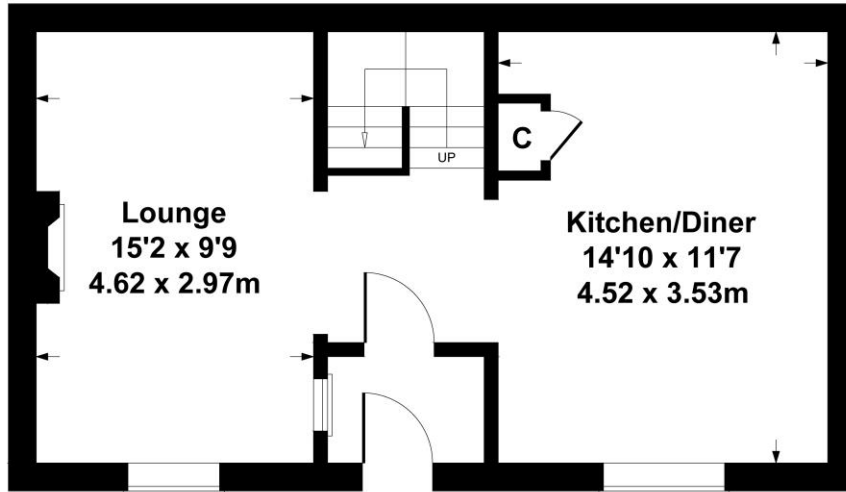
LOCAL PLANNING AUTHORITY

Yorkshire Dales National Park, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. TEL: 01969 652300

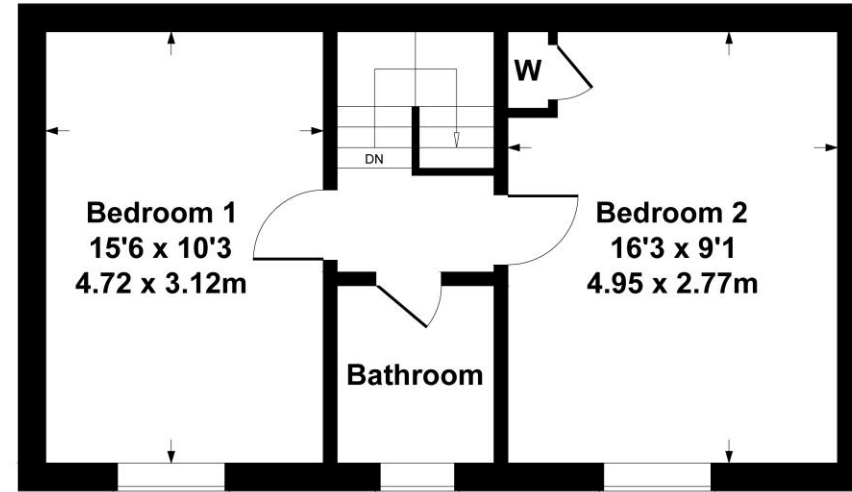


2 Riverdale, Bainbridge

Approximate gross internal area
78 sq m - 839 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G	21	
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

