



The Grove

Healaugh, Richmond, North Yorkshire, DL11 6UD



Robin Jessop

AN IMMACULATE DOUBLE FRONTED STONE COTTAGE IN A QUIET VILLAGE LOCATION CLOSE TO REETH

- Attractive Double Fronted Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Well Presented Throughout
- Private Low Maintenance Garden
- Stunning Views Across Swaledale
- Single Garage
- Guide Price: £350,000

SITUATION

Reeth 1 mile. Leyburn 9 miles. Richmond 13 miles. Hawes 13 miles. Darlington 25 miles. Northallerton 28 miles. Both Leeds Bradford and Newcastle airports are both an hour and a half drive. All distances and times are approximate.

The Grove is located in Healaugh, a quiet rural village in the heart of Swaledale. Healaugh is only 1 mile from the small town of Reeth where there are a range of shops and pubs, a primary school, doctors' surgery and a weekly market. There is a bus service, which runs regularly to the larger market town of Richmond where there is a further range of facilities. There is also a mainline railway line at Northallerton from where there is a regular service to London Kings Cross.

DESCRIPTION

The Grove is an attractive, stone built terraced cottage, peacefully situated within the rural village of Healaugh in the heart of Swaledale. The property has been very well



maintained and tastefully decorated meaning the property is ready to move into and would suit full time living or use as a holiday home.

The property is entered into via a useful front porch with stone floor which leads into the large living room. The living room is dual aspect and features a multi fuel stove set into the chimney breast and a useful cloak cupboard. To the rear of the room is a double height area with large window featuring bespoke shutters. An inner hall leads through to a snug with a multi fuel stove which could be used as a dining room if preferred, and a kitchen. The kitchen features a good range of wall and base units together with oven and hob, integrated dishwasher, washing machine and a fridge freezer. There is also a stable door leading out to the rear. Completing the ground floor is a modern shower room with WC, basin and shower.

To the first floor there are a total of three double bedrooms, each of which has a fitted cupboard and enjoys views across Swaledale. There is also a shower room with under floor heating and a separate WC.

Externally the property is complemented by a private graveled and flagged low maintenance garden with ample space for seating to enjoy the views across the fields to Reeth. To the front is a further patio area with further space for seating and potted plants. The property benefits from a detached garage which provides excellent storage, secure parking or could be used as a workshop. There is further parking nearby on the village green.

The Grove would make a super full time family home, second home or holiday let in a popular part of the Yorkshire Dales.

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. [///energy.quality.hound](#)

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

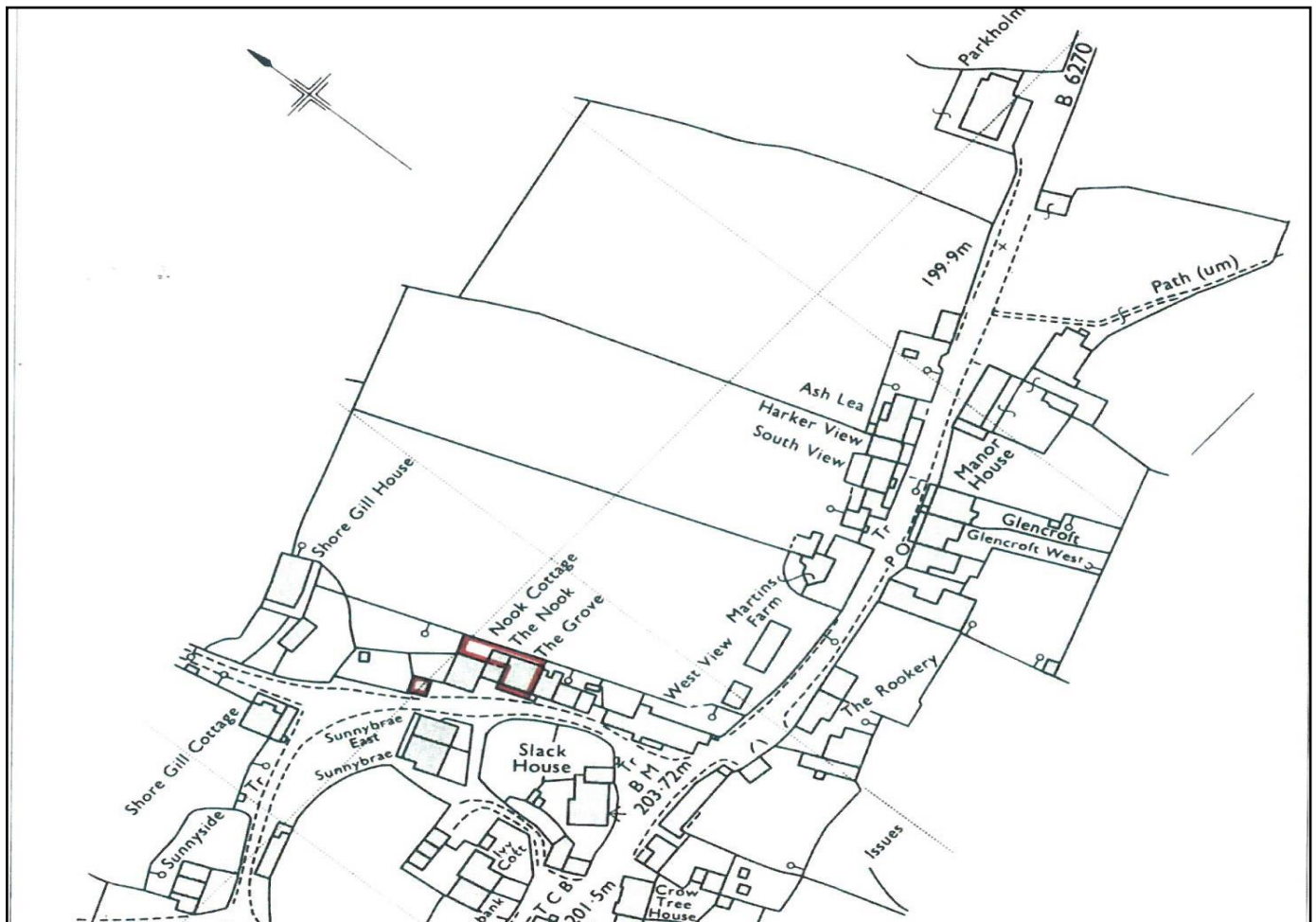
Mains electricity. Mains water. Mains drainage. Modern electric central heating. Broadband connection available.

LOCAL AUTHORITY

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

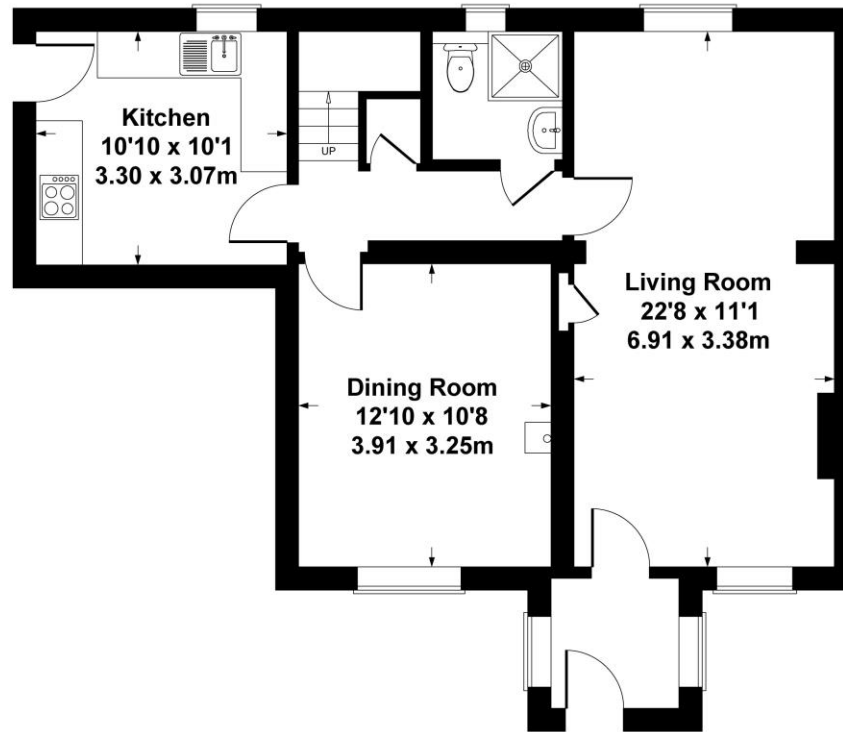
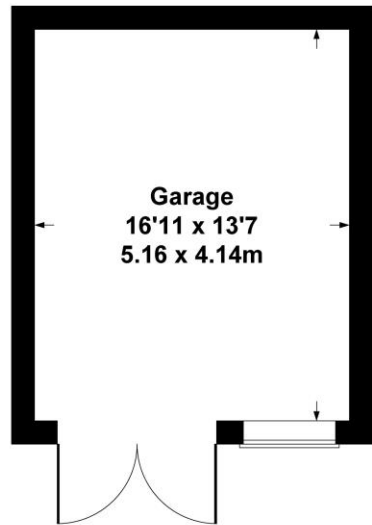
LOCAL PLANNING AUTHORITY

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

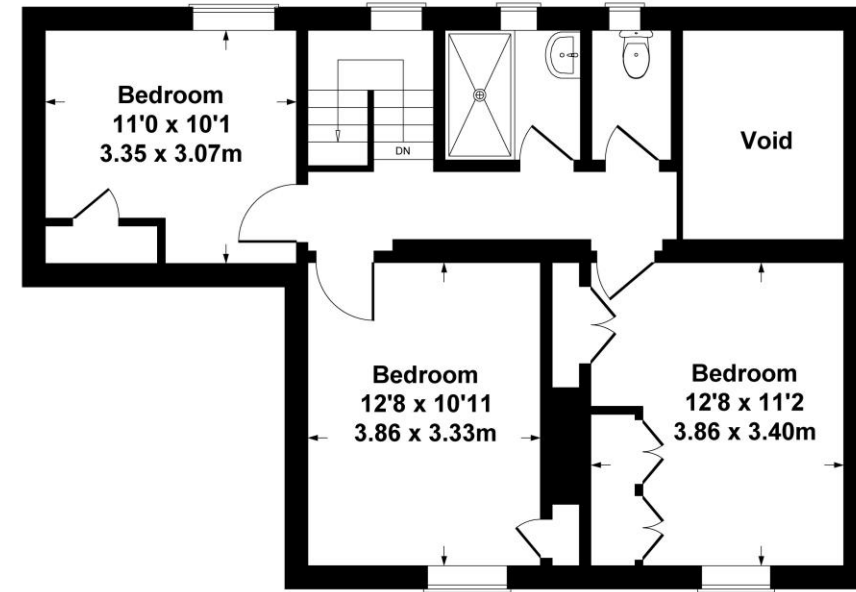


The Grove, Healaugh

Approximate gross internal area 142 sq m - 1530 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. 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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