



2 St Joseph's Mews

Aysgarth, Leyburn, North Yorkshire, DL8 3SR



Robin Jessop

A CHARMING GRADE II LISTED COTTAGE SITUATED NEXT TO THE RIVER URE AND CLOSE TO AYSGARTH FALLS

- Grade II Listed Mid-Terrace Cottage
- Beautifully Presented Throughout
- Two Double Bedrooms
- Currently ran as a successful holiday let
- Peaceful setting by the River Ure
- Seating Area
- Allocated Parking
- Guide price: £265,000

SITUATION

Aysgarth village centre 0.5 miles. Leyburn 7 miles. Hawes 9 miles. Richmond 16 miles. Bedale 18 miles. A1(M) interchange at Leeming 19 miles.

The property is situated adjacent the River Ure and close to the renowned landmark of Aysgarth Falls, within the Yorkshire Dales National Park. Aysgarth is a large and popular village with a range of facilities including 2 pubs, a range of cafes and tea rooms, a garage with convenience store, a doctor's surgery and a beautiful church which is just up the hill from the property.

DESCRIPTION

2 St Joseph's Mews is a Grade II listed cottage dating back to the 1800's. The property sits in a quiet position by the side of the River Ure and is currently used as a successful holiday let.

The property offers original character with beamed ceilings and exposed stone walls. The ground floor is open plan with oak flooring throughout and benefits from underfloor heating. There is a modern shaker style kitchen with granite worktops and quality fitted appliances including induction hob, electric oven, integrated fridge and integrated washer and dryer. There is also space for a dining table. The lounge area has an impressive wood burning stove set on stone hearth and a Juliet balcony overlooking the river to the rear. Completing the ground floor is a useful entrance hall and downstairs WC.

To the first floor are two good sized double bedrooms both serviced by a family bathroom which has a shower over the bath.



Externally the property benefits from a small patio area with ample space for seating and an area laid to lawn as well as an allocated parking space. There are two useful storage sheds perfect for storing logs for the fire as well as the bins.

Uniquely there are fishing rights attached to the cottage as well as access to the riverbank.

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. [///donation.deflated.anchors](#)

FIXTURES & FITTINGS

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

CONTENTS

The contents are available for purchase by separate negotiation.

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current rateable value £2400.

SERVICES

Mains electricity, mains water and mains drainage. Electric underfloor heating.

LOCAL AUTHORITY

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

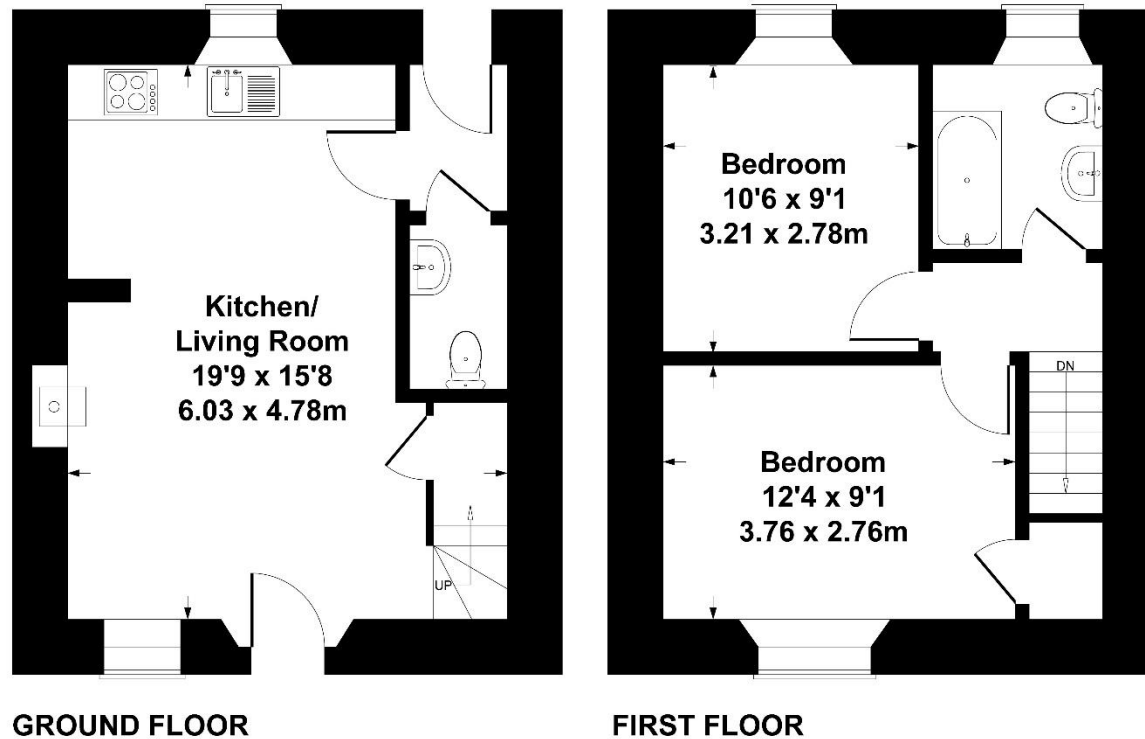
LOCAL PLANNING AUTHORITY

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



2 St Joseph's Mews, Aysgarth

Approximate gross internal area 57 sq m - 613 sq ft



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	