



Riversong

| Yoremill Cottage, Aysgarth, Leyburn, DL8 3SR



Robin Jessop

AN IMMACULATE TWO BEDROOM HOLIDAY COTTAGE CLOSE TO AYSGARTH FALLS

- Grade II Listed Character Cottage
- Immaculately Presented Throughout
- Two Double Bedrooms
- Successful Holiday Let
- Idyllic Position Close to Aysgarth Falls
- Guide Price Range: £225,000 - £250,000

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 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

Riversong is an attractive stone built, Grade II Listed end terrace cottage in the heart of the Yorkshire Dales, close to Aysgarth Falls. The property is immaculately presented and retains character such as exposed stone walls whilst benefiting from modern touches such as underfloor heating throughout.

The property is entered directly into the beautiful open plan living space. This room features oak flooring, an exposed stone wall with multi fuel stove set within an inglenook fireplace and a large window to the front with wooden shutters. The kitchen area benefits from a quality fitted kitchen with appliances including electric oven with ceramic hob, dishwasher and under-counter fridge. There is ample space for a dining table and a window looking onto the former mill race at the back. There is also a useful cloakroom with WC.

To the first floor are two good sized double bedrooms. The main bedroom has two windows with excellent views across the falls with window seats and wooden shutters, the second bedroom is set up with twin beds. The family shower room is fully tiled and



features a large shower cubicle, WC and basin together with a heated towel rail.

Riversong makes a fantastic and successful holiday let in a fabulous 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.

PLANNING

Please note that this property cannot be lived in as a main residence. It has Planning Permission for holiday let only. Decision Number R/51/55K

AGENT NOTE

Please note that the area to the front of the property has historically been used as parking for 1 Yore Mill Cottage. Whilst it is not legally owned, it has established use and rights as well as the benefit of Planning Permission allowing it to be used as a parking space.

CONTENTS

The contents are available for purchase by separate negotiation.

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.

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current rateable value £2400.

SERVICES

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

LOCAL AUTHORITY

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

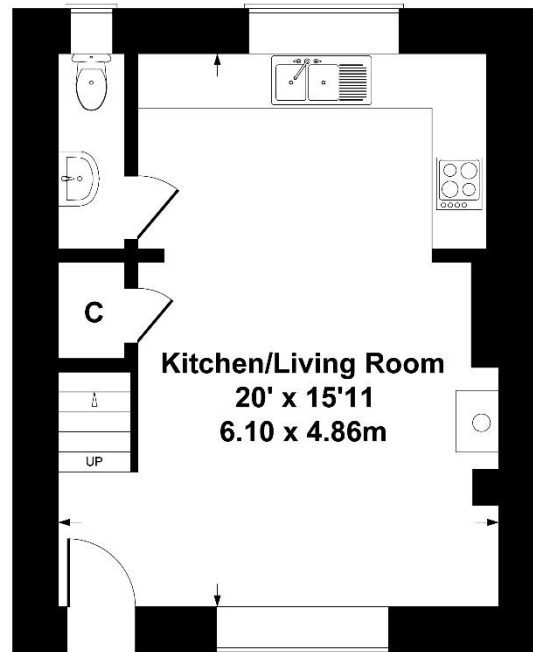
LOCAL PLANNING AUTHORITY

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

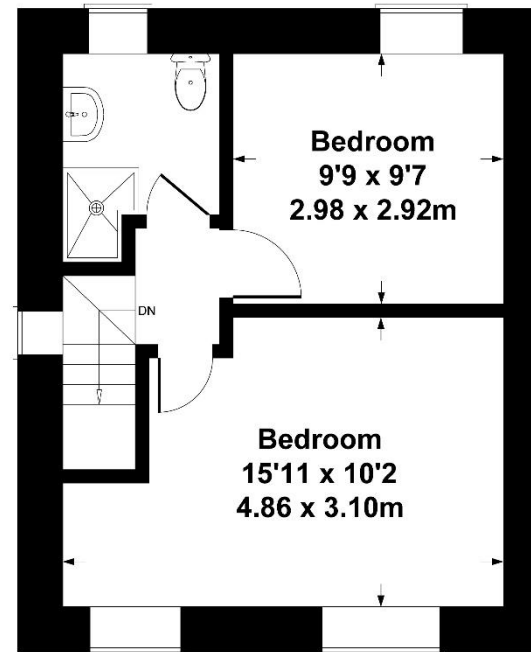


Riversong, 1 Yore Mill Cottages, Aysgarth

Approximate gross internal area 59 sq m - 638 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

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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		
(1-20)	G	24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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