



Bridge View Cottage

Gunnerside, Richmond, North Yorkshire, DL11 6LE



Robin Jessop

A TRADITIONAL COSY COTTAGE BEAUTIFULLY SITUATED IN A POPULAR SWALEDALE VILLAGE

- Terraced Stone Cottage
- Character Features Throughout
- Open Plan Living Accommodation
- One Double Bedroom
- Low Maintenance Garden
- Ideal Bolt Hole or Holiday Let
- Popular Village Location
- Guide Price: £175,000 - £200,00

SITUATION

Low Row 4 miles, Reeth 7 miles, Richmond 16 Miles. Barnard Castle 16 miles. A1(M) Interchange at Catterick 21 miles. Bedale 24 miles. (All distances are approximate).

Bridge View Cottage is situated in the popular Swaledale village of Gunnerside which has a thriving community with village pub, primary school and café. The nearby small town of Reeth has a weekly market, shops, pubs and cafes making it a popular destination all year round. The location is ideally placed for a variety of walks taking in the stunning countryside.

DESCRIPTION

Bridge View Cottage is an attractive stone built terraced cottage located in the centre of Gunnerside. The traditional cottage offers characterful accommodation across two floors and is currently run as a successful holiday let.

The property is entered into an inner lobby with the stairs going up to the first floor. The living space is located on the first floor which takes advantage of the views towards Gunnerside Beck. There is an exposed original wooden floor which has been reconditioned running throughout the living area with multi fuel stove set on a stone hearth, dining area and a kitchenette. There are a good number of fitted units complemented by wooden worktops and a ceramic Belfast sink. There is a freestanding oven with hob and an undercounter fridge freezer.



On the ground floor there is a double bedroom with built in shelving and a wardrobe. There is also a bathroom with WC, basin and a freestanding claw foot bath with shower over. The bathroom further benefits from a large utility cupboard which houses the washing machine.

Externally the property is complemented by a low maintenance garden to the front with ample space for seating and potted plants. There is also a useful log and bin store.

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. [///shrub.siesta.united](https://www.what3words.com/shrub.siesta.united)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

BUSINESS RATES

Current Rateable Value £1,700 (1st April 23 – Present)

SERVICES

Mains electricity, mains water and mains drainage. Electric heating. Broadband connection available.

LOCAL AUTHORITY

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

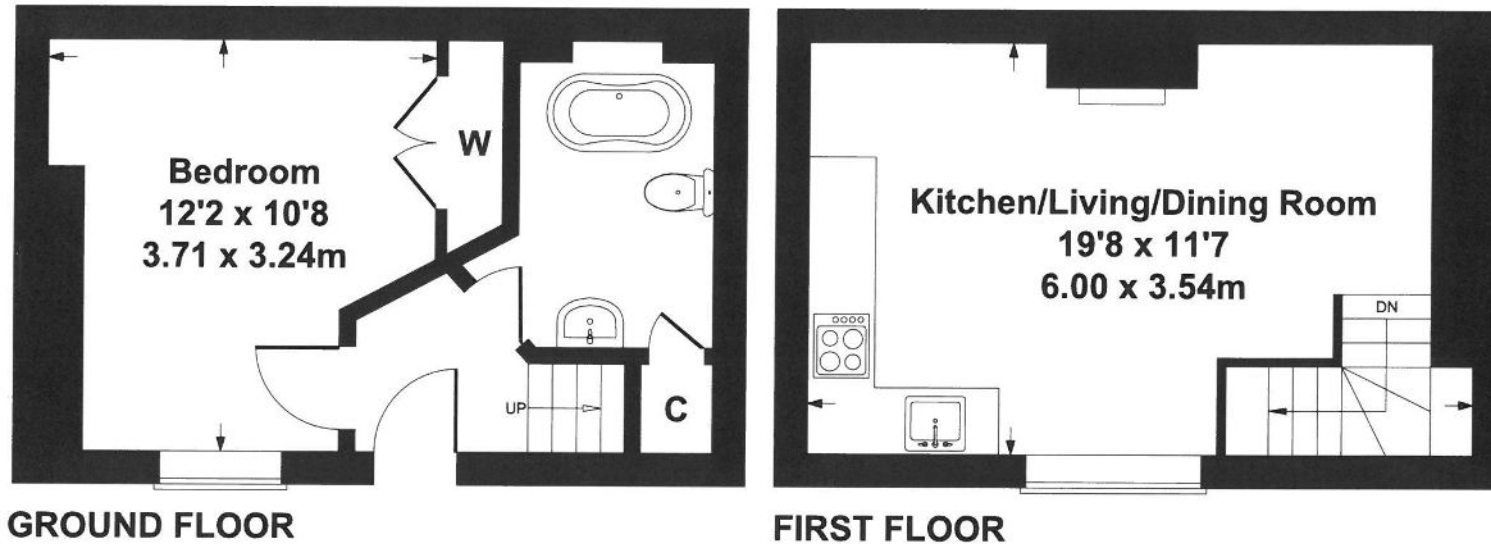
LOCAL PLANNING AUTHORITY

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



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Approximate gross internal area
House 45 sq m - 484 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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Robin Jessop Ltd
info@robinjessop.co.uk
 01969 622800
 01677 425950
www.robinjessop.co.uk

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