



# Grass Garth Cottage

1 Garth Gardens, Redmire, Leyburn, North Yorkshire, DL8 4EB



Robin Jessop



# A CHARMING END TERRACE COTTAGE IN A POPULAR VILLAGE LOCATION

- Stone Built End Terrace Cottage
- Deceptively Spacious Accommodation
- Three Bedrooms
- Currently Run as a Successful Holiday Let with Full Bookings Diary
- Desirable Position with Excellent Views Over The Village Green
- Parking Alongside
- Chain Free
- Contents Available By Separate Negotiation
- Guide Price: Offers in Excess of £275,000

## SITUATION

Leyburn 5 miles. Richmond 12 miles. Bedale 16 miles A.1(M) Interchange at Leeming 18 miles. Darlington 26 miles. Teesside 35 miles. (All distances are approximate).

The property is attractively situated within the centre of the village of Redmire, a popular village in Wensleydale with the village pub approx. 20 yards from the back door. The village hall runs regular clubs and community events. Redmire is conveniently located in relation to the thriving market town of Leyburn and Hawes, and within commuting distance of Darlington, Teesside and Northallerton.

## DESCRIPTION

Grass Garth Cottage is an attractive end terrace stone cottage located around the middle village green in Redmire. The property is in good order having been used as a very successful holiday let since 2019, receiving the Customer's Choice Award from Cottages.com every year. It also offers potential as a full-time home or second home in the Yorkshire Dales.

The property is entered via a useful porch with space to hang coats, and wall racks for shoes & boots, with a glazed panel door leading into the living room. This dual aspect room has an electric stove set on a granite hearth within an oak surround (the fireplace can be unblocked to fit a log burner if required) and stairs leading up to the first floor. The main window has a deep sill that can be used as a window seat. A further glazed panel door leads into the kitchen.

The kitchen has a good range of fitted wall and base units together with appliances including an electric oven, ceramic hob and extractor hood, washing machine, dishwasher and an under-counter fridge and freezer, and ample space for dining table in front of the window looking out over the village green. There is also a large understairs cupboard with excellent storage space, and a half glazed back door opening out onto the path at the rear of the property.

To the first floor there are three double bedrooms, the main bedroom has two fitted wardrobes & a range of overhead cupboards, and has a window seat looking out towards Pen Hill. The house bathroom has recently been





refurbished and has a shower cubicle, WC and basin, and a large airing cupboard with plenty of storage space.

Externally the property is complemented by a delightful south facing gated patio garden with views over the village green, which is enclosed by dry stone walls and provides ample space for a BBQ, garden furniture and potted plants. There is parking alongside 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.

##### 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.

[///starfish.kipper.doing](https://www.what3words.com////starfish.kipper.doing)

##### FIXTURES & FITTINGS

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

##### AGENT NOTE

Please note that Number 2 Garth Gardens has a historic pedestrian right of way across the bottom of the patio garden to their property.

##### TENURE

Freehold with vacant possession.

##### BUSINESS RATES

The property is registered as a small business and is therefore exempt from council tax.

Rateable Value £2,100 (1<sup>st</sup> April 2023 – Present).

##### SERVICES

Mains electricity. Mains drainage. Redmire Village water supply (Current charges £30 per person per annum, or £130 per annum for a holiday let). Oil fired central heating. Broadband connection available.

##### LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD. Tel 03001312131

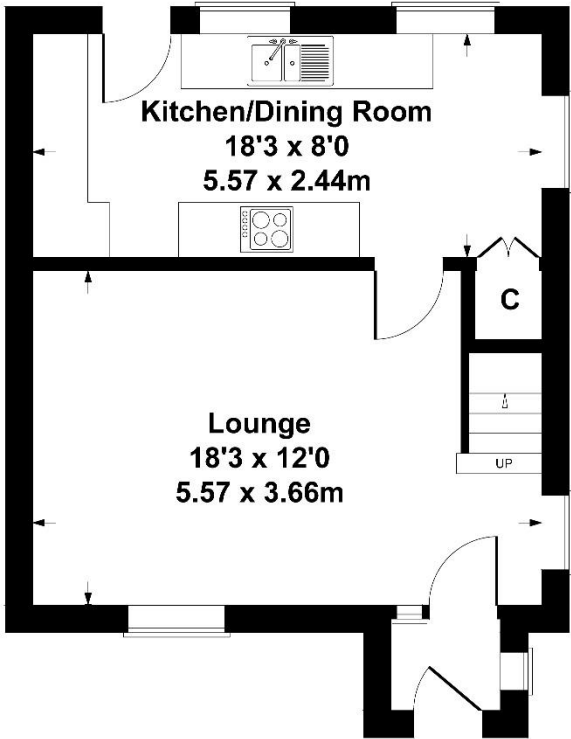




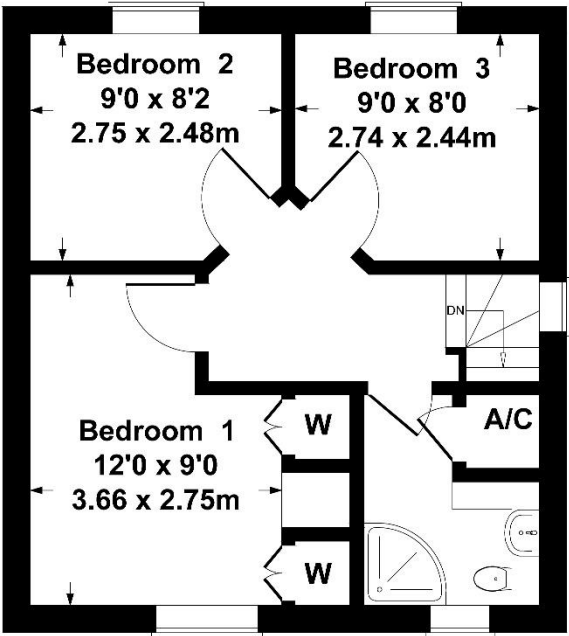
# 1 Grass Garth, Redmire

Approximate gross internal area

70 sq m - 753 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

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